



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 06, 2008

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzel	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Senior Planner
Peter Edwards		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:05 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketzel
Donald Nulty Vice Chair
Anthony Spann - Chair
Peter Edwards
Sharon Foster - MBAR Secretary
June Pujo - Senior Planner

COMMITTEE MEMBERS ABSENT:

Sam Maphis
Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 4 to 0 to 1 (Zilles and Maphis absent, Spann abstained) to: adopt the following changes to the agenda.

Item No. 6- Gerlach Demo/Rebuild New Single Family Dwelling, Garage and Cabana (08BAR-00000-00153) - requested to continuance to the October 20, 2008 meeting.

Item No. 9- Santa Barbara Bank and Trust Wall Sign(08BAR-00000-00223)- requested continuance to the October 20, 2008 meeting.

III. MINUTES: Nulty moved, seconded by Edwards and carried by a vote of 4 to 0 to 1 (Zilles and Maphis absent, Michaelson abstained) to approve the Minutes, with corrections, of September 22, 2008.

FINAL APPROVAL

1. **07BAR-00000-00268 Hines SFD Addition Revised Final 1506 East Mountain Drive**
07LUP-00001-00856 (Lisa Martin, Planner 568-2032) Ridgeline: Urban

Request of Brian Miller, agent for the owners, William and Donna Hines, to consider Case No. 07BAR-00000-00268 for **revised final approval of minor window and door changes and floor plan reconfiguration of the previously approved approximately 300 square foot addition to the existing residence.** The following structure currently exists on the parcel: single family dwelling residence. The proposed project will not require grading. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at 1506 East Mountain Drive in the Montecito area, First Supervisorial District. (Continued from 11/05/07 and 1/07/08)

ACTION: Edwards moved, seconded by Ketzell and carried by a vote of 5-0 (Zilles and Maphis absent) to grant revised final approval of 07BAR-00000-00268.

2. **04BAR-00001-00214 Young Residence Additions 600 San Ysidro Road**
04LUP-00001-01301 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Robert Foley, architect for the owner, Jeff Young, to consider Case No. 04BAR-00001-00214 for **revised final approval of a residential addition/remodel, new garage, and new gym/accessory structure, including the following revisions: addition of 15 square foot to the entry and reconfigure entry and stairs, reduction of 31 square feet adjacent to the ARSU, increase the size of the new garage from 782 square feet to 799 square feet and shift south to accommodate new stairway, new gym above the garage to increase from 374 to 799 square feet to include mechanical closet to accommodate solar and geothermal equipment, new 196 square foot covered porch above the garage, removal of exterior stairs at the rear of the garage, new outdoor shower, new, removed, and replaced windows where specified, new skylight above the bath #1, interior remodel of bath #1 and addition of mechanical closet, and new trellis at the rear of the garage.** The following structures currently exist on the parcel: a residence of approximately 4,252 square feet and garage of approximately 682 square feet. The proposed project will require less than 50 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-067, located at **600 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/04, 2/28/05, 3/14/05, 4/11/05, and 5/9/05)

ACTION: Ketzell moved, seconded by Michaelson and carried by a vote of 4-0-1 (Zilles and Maphis absent, Nulty abstained) to grant revised final approval of 04BAR-00000-00214.

PRELIMINARY APPROVAL

3. **08BAR-00000-00142 Ziegler Single Family Dwelling Addition, Remodel, and Shed 607 San Ysidro Road**
08LUP-00000-00294 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dennis Gibbens, architect for the owners, Peter and Cheryl Ziegler, to consider Case No. 08BAR-00000-00142 for **preliminary approval of an approximately 301 square foot addition and remodel to existing residence, and an approximately 280 square foot storage shed and construction of a new 310 square foot trellis.** The following structures currently exist on the parcel: residence of approximately 4,183 square feet and a garage of approximately 1,038 square feet. The proposed project will require 172 cubic yards of cut, 20 cubic yards of fill and 152 cubic yards of export. The property is a 1.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-023, located at **607 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08)

MBAR Comments:

1. Indicate the size and quantities of new plan materials and graphically distinguish between the existing and proposed plantings on the landscape plan.
2. Submit sheets a 2.1 (photometric) and the lighting cut sheets with final plans.
3. Add colors and materials specifications to the final plan set. Return with color board, including paint chips and material samples.

ACTION: Nulty moved, seconded by Ketzal and carried by a vote of 5-0 (Zilles and Maphis absent) to grant preliminary approval on consent of 08BAR-00000-00142. Applicant may return for final on consent.

4. **08BAR-00000-00131** Cherner New Single Family Dwelling,
Garage and Pool **813 Romero Canyon Road**
08LUP-00000-00308 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owners, Stephen and Vicki Cherner, to consider Case No. 08BAR-00000-00131 for **preliminary/final approval of a new two-story residence of approximately 5,200 square feet with an approximately 775 square foot underground garage, 375 square foot basement, and pool.** There are no structures currently on the parcel. The proposed project will require approximately 985 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 5.50 acre parcel zoned 5-E-1 shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08 and 9/22/08)

MBAR Comment:

1. Colors and materials are okay.

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5-0 (Zilles and Maphis absent) to grant preliminary approval on of 08BAR-00000-00131. Applicant may return for final.

5. **08BAR-00000-00190** Jurkowitz Minor Addition **1656 San Leandro Lane**
08CDP-00000-00152 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Kathy Hancock, architect for the owner, Morris Jurkowitz, to consider Case No. 08BAR-00000-00190 for **preliminary/final approval of a minor addition of approximately 154 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 4,613 square feet with an attached garage of approximately 497 square feet and a detached accessory structure of approximately 1,045 square feet. The proposed project will not require grading. The property is an 37,800 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-300-011, located at **1656 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/25/08)

MBAR Comment:

1. Driveway gate should be set back a minimum of 20' from the edge of pavement.

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 5-0 (Zilles and Maphis absent) to grant preliminary and final approval of 08BAR-00000-00190.

- 6. 08BAR-00000-00153 Gerlach Demo/Rebuild New Single Family Dwelling, Garage and Cabana 440 Cota Lane**
 08LUP-00000-00318 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Glen Deisler, architect for the owner, Inken Gerlach, to consider Case No. 08BAR-00000-00153 for **preliminary/final approval of a new residence of approximately 3,567 square feet with a detached three-car garage of approximately 743 square feet and a cabana of approximately 716 square feet.** The following structures currently exist on the parcel: residence of approximately 1,345 square feet, an approximately 512 square foot storage structure, an approximately 502 square foot garage, an approximately 504 square foot accessory structure and an approximately 369 square foot accessory structure. The proposed project will require approximately 218 cubic yards of cut and approximately 94 cubic yards of fill. The property is a 0.46 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-060-001, located at **440 Cota Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 7/28/08, 8/25/08, and 9/22/08)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0-1 (Zilles and Maphis absent, and Spann abstained) to continue 08BAR-00000-00153 to the meeting of 10/20/08. See Agenda Status Report.

- 7. 08BAR-00000-00186 Thomas Remodel Cabana & Pool 1753 Glen Oaks Drive**
 08LUP-00000-00408 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Martin Loge, architect for the owner, Tony Thomas, to consider Case No. 08BAR-00000-00186 for **preliminary approval of an interior remodel of the existing residence and the construction of a new cabana of approximately 800 square feet with a new pool.** The following structures currently exist on the parcel: residence of approximately 4,090 square feet with an attached garage of approximately 361 square feet. The proposed project will require approximately 35 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 8/25/08)

MBAR Comments:

1. Colors and materials are okay.
2. Architecture is okay.

ACTION: Edwards moved, seconded by Ketzell and carried by a vote of 4-0-1 (Zilles and Maphis absent, Nulty abstained) to grant preliminary approval of 08BAR-00000-00223. Applicant may return for final on consent.

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P.M.

CONCEPTUAL REVIEW

- 8. 08BAR-00000-00224 Arroyo-Cal Management LLC. Demo/Rebuild SFD 1570 Bolero Drive**
 08LUP-00000-00546 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Ken Mineau, architect for the owner, Gordon Eskstrand, to consider Case No. 08BAR-00000-00224 for **conceptual review of new residence of approximately 4,630 square feet with an attached garage of approximately 745 square feet and a detached garage of approximately 504 square feet, pool, and pool house of approximately 796 square feet.** The following structure currently exists on the parcel: residence of approximately 2,682 square feet (to be demolished). The proposed project will require approximately 160 cubic yards of cut and approximately 220 cubic yards of fill. The property is a **1.10-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-011, located at 1570 Bolero Drive** in the Montecito area, First Supervisorial District.

Public Comment: Edward Urschel (see letter): Concerned with CC&Rs, height, size, bulk, scale, use of cabana.

MBAR Comments:

- 1. Architecture is okay.**
- 2. Return with a FAR study that includes immediate tract (El Dorado) and other appropriate lots. Submit photos of neighborhood as seen from the street.**
- 3. Return with preliminary landscape plan.**
- 4. Depict landscape features and structures extending 25' beyond the property lines.**
- 5. Erect story poles (ridges for house, garage, cabana) and schedule for a formal MBAR site visit.**

ACTION: Project received conceptual review only. No action taken. Applicant may return for preliminary.

- | | | | |
|-----------|--------------------------|---|------------------------------|
| 9. | 08BAR-00000-00223 | Santa Barbara Bank
and Trust Wall Sign | 1486 East Valley Road |
| | 08SCC-00000-00016 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Gil Garcia, architect for the owners, 1486 East Valley Road LLC, to consider Case No. 08BAR-00000-00223 for **conceptual review and preliminary/final approval of a wall sign**. The following structures currently exist on the parcel: a commercial building of approximately 7,104 square feet. The proposed project will not require grading. The property is a 0.40 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-080, located at **1486 East Valley Road** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0-1 (Zilles and Maphis absent, and Spann abstained) to continue 08BAR-00000-00223 to the meeting of 10/20/08. See Agenda Status Report.

- | | | | |
|------------|--------------------------|-----------------------------------|-----------------------------|
| 10. | 08BAR-00000-00220 | Johnson Residence Addition | 1710 Glen Oaks Drive |
| | 08LUP-000000-00537 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Duffy Smith, architect for the owners, Vicki Johnson, to consider Case No. 08BAR-00000-00220 for **conceptual review of an addition of approximately 694 square feet to the existing residence**. The following structures currently exist on the parcel: residence of approximately 1,811 square feet and a carport of 450 square feet. The proposed project will require approximately 40 cubic yards of cut and no fill. The property is a 1.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-008, located at **1710 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Supportive of the remodel design.**
- 2. Applicant is encouraged to return with a letter of approval from the Glen Oaks Association.**
- 3. Return for review of landscape screening, following recommended review by the Glen Oaks Association.**
- 4. Return for Preliminary/Final.**

Project received review conceptual only. No action taken.

11.	08BAR-00000-00188	Pool Cabana	2084 East Valley Road
	08LUP-00000-00570	(Lisa Martin, Planner, 568-2032)	Ridgeline: N/A

Request of Michael Stroh, architect for the owner, Grimm Investments LLC, to consider Case No. 08BAR-00000-00188 **for further conceptual review of the demolition of an existing one-story residence, guesthouse and garage; and reconstruction of a new 4,455 square foot two-story single-family dwelling with an attached 736 square foot garage and a new detached 796 square foot pool cabana. The project also includes new landscape and hardscape, new trellis covered fireplace/bbq area, and new pool and spa.** The following structures currently exist on the parcel: residence of approximately 2,295 square feet, guesthouse of approximately 816 square feet and detached garage of approximately 366 square feet (all to be demolished). The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is an 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-015, located at **2084 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 8/25/08)

MBAR Comments:

1. **Soften the architectural style and reconsider the number of window arches.**
2. **Avoid unnecessary and excessive plate heights.**
3. **Restudy the proximity of the tower to the garage door in order to avoid its tight appearance and limited space for landscape.**
4. **Soften the tower.**
5. **Consider breaking the roof line at the garage.**
6. **Consider breaking the plate, floor, roof between the double and single garage bays.**
7. **Consider reworking grades to avoid need for varying garage door heights.**
8. **Watch column widths in rear of house; avoid spindly columns.**
9. **Consider plaster instead of wood for corbels under the window projections.**
10. **Return with a preliminary landscape and lighting plan.**
11. **Return with colors and materials.**

Project received conceptual review only. No action taken. Applicant may return for preliminary.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Michaelson, and carried by a vote of 5 to 0 (Zilles and Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 20, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:54 P.M.