



# COUNTY OF SANTA BARBARA

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
AMENDED APPROVED MINUTES  
Meeting of October 20, 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  
Michele Michaelson  
Raymond Ketzal  
Sam Maphis  
Peter Edwards  
Anthony Spann - **Chair**  
Don Nulty - **Vice Chair**  
Sharon Foster - **MBAR Secretary**  
June Pujo - **Supervising Planner**

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:21 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

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

**COMMITTEE MEMBERS ABSENT:**

Sam Maphis

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 25.

**ADMINISTRATIVE AGENDA:**

The Miramar project has been appealed. The Montecito Planning Commission may review the new plan revisions prior to the returning to MBAR.

**I. PUBLIC COMMENTS:** None.

**II. MINUTES:** Nulty moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to approve the Minutes of October 6, 2008.

<b>C-1.</b>	<b>08BAR-00000-00142</b>	<b>Ziegler Single Family Dwelling Addition, Remodel, and Shed</b>	<b>607 San Ysidro Road</b>
	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 **final on consent 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, 10/06/08)

**MBAR COMMENT:**

1. **Lighting and landscape are okay.**

**MBAR CONDITIONS:**

1. **Add the color specification information (Benjamin Moore) to Sheet A4.**
2. **Roofing material shall be asphalt shingle only.**

**ACTION:** Ketzel moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to grant final approval on consent to 08BAR-00000-00142.

C-2.	<b>08BAR-00000-00186</b>	<b>Thomas Remodel Cabana &amp; Pool</b>	<b>1753 Glen Oaks Drive</b>
	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 **final on consent 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, 10/06/08)

**ACTION:** Ketzel moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to grant final approval on consent of 08BAR-00000-00186.

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None

**VI. STAFF UPDATE:**

June Pujo provided details on the upcoming County furlough, scheduled for December 22, 2008 through January 4, 2008.

June Pujo responded to the Chair's request, from the prior MBAR meeting, to provide information on the County Oversight Committee's discussion of draft story pole guidelines. June agreed to distribute copies of the discussion draft to MBAR Members.

June Pujo announced that a new updated Montecito Land Use Development Code (LUDC) has just been published.

David Villalobos announced that staff is currently working on the BAR draft schedules for 2009.

**STANDARD AGENDA:**

**FINAL APPROVAL**

- |           |                          |                                 |                       |
|-----------|--------------------------|---------------------------------|-----------------------|
| <b>1.</b> | <b>08BAR-00000-00146</b> | <b>Askari Roof Change</b>       | <b>1084 Golf Road</b> |
|           | 08LUP-00001-00311        | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A        |

Request of Braden Sterling, agent/architect for the owner, Tannaz Askari, to consider Case No. 08BAR-00000-00146 for **revised final approval of raising the existing second story roof to match the new (approved) second story addition.** The following structures currently exist on the parcel: a residence of approximately 7,196 square feet, detached garage of approximately 483 square feet, and a cabana of approximately 648 square feet. The proposed project will not require grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08 and 8/11/08)

**ACTION: Ketzal moved, seconded by Edwards and carried by a vote of 6-0 (Maphis absent) to grant final approval of 08BAR-00000-00146.**

**PRELIMINARY APPROVAL**

- |           |                          |                                 |                             |
|-----------|--------------------------|---------------------------------|-----------------------------|
| <b>2.</b> | <b>08BAR-00000-00205</b> | <b>Gragg Stevenson Addition</b> | <b>171 Santo Tomas Lane</b> |
|           | 08LUP-00000-00654        | (Brian Banks, Planner 568-3559) | Ridgeline: N/A              |

Request of Don Gragg, owner and agent, to consider Case No. 08BAR-00000-00205 for **preliminary/final approval of an addition of approximately 607 square feet and a conversion of approximately 324 square feet of habitable space.** The following structures currently exist on the parcel: residence of approximately 1,658 square feet, garage of approximately 324 square feet and an accessory building of approximately 540 square feet. The proposed project will not require grading. The property is a 0.37 acre parcel zoned 20- R-1 and shown as Assessor's Parcel Number 009-181-009, located at 171 Santo Tomas in the Montecito area, First Supervisorial District. (Continued from 9/08/08)

**MBAR CONDITION:**

- 1. Covered porch lighting fixture to be a 10 1/2" pendant farmhouse light (Maxim Bronze Restoration).**

**ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to grant preliminary and final of 08BAR-00000-00205.**

- |           |                          |  |                           |
|-----------|--------------------------|--|---------------------------|
| <b>3.</b> | <b>08BAR-00000-00208</b> | <b>FAEC Holdings 401709, LLC<br/>Addition and Garage</b> | <b>222 Butterfly Lane</b> |
|           | 08CDP-00000-0059         | (Brian Banks, Planner 568-3559)                          | Ridgeline: N/A            |

Request of Michael Stroh, architect for the owner, FAEC Holdings 401709, LLC., to consider Case No. 08BAR-00000-00208 for **preliminary approval of a residential addition, garage of approximately 701 square feet and an approximately 610 square foot basement.** The following structure currently exists on the parcel: residence of approximately 2,372 square feet. The proposed project will approximately 400 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 0.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-084, located at **222 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 09/08/08)

**MBAR COMMENTS:**

1. MBAR appreciates the improvements.
2. Watch end detailing on wall.
3. Restudy bay window support brackets on the west elevation windows.

**MBAR CONDITIONS:**

1. Remove the southern butterfly gate, thereby emphasizing the low-key nature of the neighborhood.
2. Arch the garage doors and the stonework over the garage doors.
3. Show location of the pool equipment on final plans.
4. Supplement the landscape plan with taller, bulkier screening landscaping, especially on northwest.
5. Correct the north arrow.
6. Darken the stucco color and add colors and materials information on the elevation sheet.

**ACTION:** Edwards moved, seconded by Zilles and carried by a vote of 5-0-1 (Maphis absent, Spann abstained) to grant preliminary approval of 08BAR-00000-00208. Applicant may return for final approval.

4.		<b>Lombard New Single Family Dwelling,</b>	
	<b>08BAR-00000-00084</b>	<b>Attached Garage and Cabana</b>	<b>819 Ashley Road</b>
	08LUP-00000-00184	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **preliminary approval of a new residence of approximately 6,590 square feet with a basement of approximately 2,016 square feet, an attached garage of approximately 595 square feet and a cabana of approximately 425 square feet with an attached covered terrace of approximately 658 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 675 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/19/08, 8/25/08)

**PUBLIC COMMENTS:**

Gabrielle Hayum  
Elizabeth Olson  
Mary Sheldon

**MBAR COMMENTS:**

1. Structures appear to loom large, the second story and the size/bulk/scale are not appropriate on this knoll site.
2. Consider a square footage reduction, lower plate heights (e.g., 9' plates) introduce more one story elements. Reduce the scale.
3. Consider stepping the second story back.
4. The project incorporates too much hardscape. Consider significant reductions. Rework the hammerhead, paved terraces, and driveways. Consider removal of the 1/2 circle area and scaled down terraces that do not extend the full width of the house.
5. Review for additional landscaping opportunities. Study landscaping options in motor court area (e.g., center tree, edge treatment).
6. Soften the cabana and consider a height reduction.
7. Provide sections for structures.

- 8. Return with FAR study.
- 9. The applicant is encouraged to talk to neighbors.

**ACTION:** Edwards moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent,) to continue 08BAR-00000-00084 to the next available MBAR meeting.

- |                          |   |                      |
|--------------------------|---|----------------------|
| 5.                       | <b>Gerlach Demo/Rebuild New Single Family Dwelling, Garage and Cabana</b> | <b>440 Cota Lane</b> |
| <b>08BAR-00000-00153</b> | (Eric Gage, Planner 568-2002)   | Ridgeline: N/A       |
| 08LUP-00000-00318        |   |                      |

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, 9/22/08, 10/06/08)

**PUBLIC COMMENTS:**

**Anthony Harbour**

**MBAR COMMENTS:**

- 1. MBAR appreciates the changes.
- 2. FAR is okay.

**MBAR CONDITIONS:**

- 1. Use opalescent glass on exterior light fixtures.
- 2. Soften the exterior white color selection.

**ACTION:** Michaelson moved, seconded by Edwards and carried by a vote of 6-0 (Maphis absent) to grant preliminary/final approval of 08BAR-00000-00153.

- |                          |                                    |                        |
|--------------------------|------------------------------------|------------------------|
| 6.                       | <b>Genadry Addition and Cabana</b> | <b>660 Cowles Road</b> |
| <b>08BAR-00000-00051</b> | (Seth Shank, Planner 568-2054)     | Ridgeline: N/A         |
| 08LUP-00000-00114        |                                    |                        |

Request of Thomas Meaney, architect for the owner, Elie Genadry Trust, to consider Case No. 08BAR-00000-00051 for **preliminary approval review of a sunroom addition of approximately 247 square feet, an approximately 540 square foot sitting room with full bath, a cabana of approximately 515 square feet with full bath, and a raised deck of approximately 1,040 square feet. (One approximately 12" DBH pepper tree is proposed for removal.)** The following structures currently exist on the parcel: residence of approximately 2,680 square feet and a detached garage of approximately 400 square feet. The project will require less than 50 cubic yards of grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-012, located at **660 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 4/07/08, 5/05/08 and 5/19/08)

**PUBLIC COMMENTS:**

**Jon Warner  
Michael Wasserman  
Elliott Breslar**

**MBAR COMMENTS:**

- 1. Architecture is okay.**
- 2. Setbacks are okay.**

**MBAR CONDITIONS:**

- 1. Provide Landscape Plan with Final Plans.**
- 2. Reduce fence to 6' or lower.**

**ACTION:** Spann moved, seconded by Michaelson and carried by a vote of 5-0-1 (Maphis absent, Zilles opposed) to continue 08BAR-00000-00051 to the next available meeting.

**CONCEPTUAL REVIEW**

<b>7.</b>	<b>08BAR-00000-00127</b>	<b>Tweddle New Single Family Dwelling and Guesthouse</b>	<b>1395 Oak Creek Canyon Road</b>
	08DVP-00000-00029	(Nicole Mashore, Planner 884-8068)	Ridgeline: Yes

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR-00000-00127 for **further conceptual review of a new residence of approximately 4,644 square feet, attached garage of 775 square feet, detached guesthouse of approximately 605 square feet, pool and retaining walls.** There are currently no structures on the parcel. The proposed project will require approximately **5,800 cubic yards of cut and approximately 700 cubic yards of fill.** The property is a 6.0 acre parcel zoned RMZ-100 and RMZ-40 and shown as Assessor's Parcel Number 011-280-022 and 011-280-0 11, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08)

**PUBLIC COMMENTS:**

**Anthony Harbour**

**MBAR COMMENTS:**

- 1. The project is in keeping with the down slope character of Oak Creek Canyon Road.**
- 2. The pergola is acceptable.**
- 3. Grading amounts are okay. Hillside Development Standard 7 can be met.**

**ACTION:** Spann moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent,) to continue 08BAR-00000-000127 to a future date.

8. **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. (Continued from 10/06/08)

**PUBLIC COMMENTS:**

**Joe Parker**

**ACTION:** Ketzal moved, seconded by Nulty and carried by a vote of 5-1-1 (Maphis absent, Michaelson opposed) to grant preliminary approval of 08BAR-00000-00223. Applicant may return for final.

9. **08BAR-00000-00232** Starnes Addition, New Garage, Cabana 1580 Ramona Lane  
(No planner assigned) Ridgeline: N/A

Request of Rick Starnes, owner, to consider Case No. 08BAR-00000-00232 for **conceptual review of a first floor addition of approximately 1,196 square feet and a second floor addition of approximately 1,214 to the existing residence, an attached garage of approximately 800 square feet, and a cabana of approximately 700 square feet**. The following structures currently exist on the parcel: residence of approximately 1,200 square feet. The proposed project will require approximately 50 cubic of cut and approximately 50 cubic yards of fill. The property is a 0.50 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-014, located at **1580 Ramona Lane** in the Montecito area, First Supervisorial District.

**PUBLIC COMMENTS:**

**Michelle Michaelson**

**MBAR COMMENTS:**

1. Concerned with massing.
2. Study for potential size reductions that are closer to the FAR guidelines.
3. Reconsider loggias.
4. Study opportunities to enliven the east and west elevations.
5. Concerned with hardscape on driveway loops, particularly adjacent to Green Street.
6. Concerned with the number of driveway cuts, review limiting the design to two driveways.
7. Restudy the southern elevation second story window balconies, particularly where they meet the top of the doors.
8. Graphically show all vicinity lots that are over FARs on the FAR Study, in addition to those that are 18 % or more over.
9. Provide a landscape plan.
10. Erect story poles for house. Schedule a formal site visit.

**Project received conceptual review only. No action taken.**

<b>10.</b>	<b>Sheldon Partial Demo/Rebuild Garage Remodel</b>	<b>1530 Miramar Beach Drive</b>
<b>08BAR-00000-00118</b>	<b>(Sarah Clark, Planner 568-2059)</b>	<b>Ridgeline: N/A</b>
<b>08CDH-00000-00027</b>		

Request of Clay Aurell, architect for the owners, Nancy and Michael Sheldon, to consider Case No. 08BAR-00000-00118 for **further conceptual review of a new two-story residence of approximately 3,377 square feet, the remodel of an existing garage and the demolition of the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,178 square feet (to be demolished) and a garage of approximately 450 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 25 cubic yard of fill. The property is a 4,356 square foot parcel zoned Z-R-1 and shown as Assessor's Parcel Number 009-345-018, located at 1530 Miramar Beach Drive in the Montecito area, First Supervisorial District. (Continued from 6/16/08, 9/22/08)

**PUBLIC COMMENTS:**

**Dennis Phelps  
Greg Huglin  
Thomas O. Lloyd-Butler  
Anthony Harbour  
Debby Davison Phelps  
Phillip Hogan  
Catherine Remak  
Adrienne Schuele  
Wayne & Lyn Ashcraft  
Albert Eichstaedt**

**MBAR COMMENTS:**

- 1. The members present felt that the architecture is going in the right direction and commented that they appreciate the applicant's effort in designing the house to read as two structures.**
- 2. The members present expressed concern with the upper massing, particularly the north and south views of the structure that include the elevator shaft and requested that the applicant study the feasibility of moving the elevator to the area of the garage MBAR members acknowledged that this approach may require a variance. Assuming that the elevator is moved, 5 of the 6 members present agreed that the size, bulk and scale would be adequate.**
- 3. A substantial number of members (half of those present) would like to see a reduction in square footage, with specific members commenting that FARS should be closer to the recommended guidelines and that the design is a lot of house for the lot.**
- 4. Other comments included a recommendation to restudy the 1<sup>st</sup> story plate heights and a reminder that it will be important to review the details, materials and colors prior to completing Preliminary and Final BAR.**
- 5. The applicant was asked to return following Planning Commission action.**

**Project received further conceptual review only. No action taken.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, November 3, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 9:00 P.M.

G:\GROUP\PC\_STAFF\WP\MONTECITO\MBAR\MINUTES\2008\10-20-08 MINUTES.DOC