



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 22, 2007

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	David Villalobos - MBAR Secretary
Sam Maphis	June Pujo - Supervising 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 3:10 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Anthony Spann	- Chair
Marsha Zilles	
Michele Michaelson	
Raymond Ketzel	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
David Villalobos	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

Eric Gage, Planner, Development Review South
J. Ritterbeck, Planner, Development Review South
Sarah Clark, Planner, Development Review South
Jason Moore, Board Assistant Specialist

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 12.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Maphis moved, seconded by Nulty and carried by a vote of 7 to 0 to adopt the following change to the agenda:

Item No C-2 – Limonick SFD Addition (07BAR-00000-00219) – Continued to MBAR meeting of November 5, 2007.

III. MINUTES: Michaelson moved, seconded by Zilles and carried by a vote of 7-0 to approve the MBAR Minutes of September 24, 2007, as revised. Nulty moved, seconded by Maphis and carried by a vote of 6-0-1 (Spann abstained) to approve the MBAR Minutes of October 8, 2007.

IV. MONTECITO CONSENT AGENDA:

C-1.	03BAR-00000-00179	Malouf Single Family Dwelling Remodel and Repair	1548 Miramar Beach
	04CDH-00000-00037	(Jim Heaton, Planner 568-2516)	Ridgeline: N/A

Request of Mark Evans, agent for the owner, to consider Case No. 03BAR-00000-00179 for **preliminary/final approval on consent of a repair and remodel of the single family residence of approximately 765 square feet, with a deck of approximately 185 square feet.** **First floor** alterations include an approximately 90 square foot addition which consists of enclosing a portion of the existing patio by moving the southern wall out approximately four feet seven inches to match the wall of the existing upper level, extending the existing deck approximately one foot six inches, and adding new windows, and new entry doors on the north and south sides of the structure. **Second floor** alterations consist of replacing the southern windows with new bi-fold doors which would open onto a new wooden balcony of approximately 115.5 square feet. Interior renovations would include adding a new bathroom on both the first and second floors, converting a portion of the first floor into a sleeping area, and renovating the kitchen. **Repair work** to match the existing structure would be completed as necessary to replace termite and dry rot damage. No grading is proposed as part of the project. The property is a 0.04 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-030, located at **1548 Miramar Beach** in the Montecito area, First Supervisorial District. (Continued from Continued from 7/21/03, 10/20/03, and 4/10/06, and 11/13/06.)

ACTION: Ketzler moved, seconded by Maphis, and carried by a vote of 7-0 to grant preliminary/final approval on consent of 03BAR-00000-00179.

C-2.	07BAR-00000-00219	Limonick Single Family Dwelling Addition/Accessory Building Conversion	615 El Bosque Road
	07LUP-00000-00573	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A

Request of Eric Swenumson, agent for the owner, Daveena Limonick, to consider Case No. 07BAR-00000-00219 for **final approval on consent of a one-story addition of approximately 226 square feet to connect residence with existing accessory building, and conversion of accessory building to master bedroom.** The following structures currently exist on the parcel: residence of approximately 1,910 square feet with a detached garage of approximately 420 square feet and accessory building of approximately 830 square feet. The proposed project will require less than five cubic yards of grading. The property is a 0.69 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-210-016, located at **615 El Bosque Road** in the Montecito area, First Supervisorial District. (Continued from 9/24/07 and 10/08/07.)

ACTION: Maphis moved, seconded by Nulty, and carried by a vote of 7-0 to continue 07BAR-00000-00219 to the MBAR meeting of November 5, 2007. See *Agenda Status Report*.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: David Villalobos introduced Jason Moore as the new MBAR Secretary; a revised roster will be distributed.

STANDARD AGENDA:

FINAL APPROVAL

- Moya Single Family**
1. **07BAR-00000-00013 Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane**
07CDP-00000-00049 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **final approval of the demolition and reconstruction of a 1,454 square foot dwelling, carport/garage of approximately 473 square feet, an addition of approximately 637 square feet, and new exterior loggias of approximately 203 square feet.** The following structures currently exist on the parcel: residence of approximately 1,609 square feet with an attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at 145 Olive Mill Lane in the Montecito area, First Supervisorial District. (Continued from 2/05/07, 6/18/07, and 8/27/07.) (Jeff Shelton appeared.)

ACTION: Nulty moved, seconded by Zilles, opposed by Michaelson and carried by a vote of 6-1 to grant final approval of 07BAR-00000-00013.

2. **07BAR-00000-00065 Oshinsky Single Family Dwelling 1129 Oriole Road**
07CDP-00000-00043 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **final approval of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 636 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 5/21/07, and 9/24/07.) (Brett Ettinger and Josh Monroy appeared.)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 6-0 (Maphis recused) to grant final approval of 07BAR-00000-00065.

MBAR COMMENT:

- **The applicant is encouraged to construct and landscape the east and south retaining walls first, prior to start of foundation of main structures.**

- McKinley Single Family Dwelling Addition**
3. **06BAR-00000-00008 1520 Las Tunas Road**
07LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **final approval of demolition of an existing 3,299 square foot residence and 1,118 square foot garage and construction of a new residence of approximately 5,758 (net) square feet with a detached 940 square foot garage and removal of an existing pool. The new residence would have a maximum height of approximately 31 feet. Also included in the proposal is a new pool, new driveway with motor court and associated retaining walls.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with a detached garage of approximately 1,118 square feet (to be demolished). The proposed project will require approximately 300 cubic yards of cut and

approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, 4/10/06, 6/18/07, 8/13/07, and 9/24/07.) (Tom Ochsner, Bill and Sue McKinley appeared.)

ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 7-0 to grant final approval of 06BAR-00000-00008.

MBAR CONDITION:

- Approval based on condition that the plans reflect revised color board.

PRELIMINARY APPROVAL

4.	07BAR-00000-00150	Webb Single Family Dwelling Addition/Remodel, Garage, Cabana	1368 E. Mountain Drive
	07LUP-00000-00422	(Sarah Clark, Planner 568-2059)	Ridgeline: Urban

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 07BAR-00000-00150 for **preliminary approval of a first floor addition of approximately 345 square feet and second floor addition of approximately 1,999 square feet to the existing residence, conversion of the existing garage to habitable space, new detached garage of approximately 800 square feet, cabana of approximately 569 square feet, and retaining walls ranging from 2 to 8 feet, storage room of approximately 50 square feet, and shop of approximately 199 square feet.** The following structures currently exist on the parcel: residence of approximately 6,612 square feet with an attached garage of approximately 980 square feet. The proposed project will require approximately 950 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 4.99 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/02/07.) (Tom Ochsner appeared.)

ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 7-0 to grant preliminary approval to 07BAR-00000-00150.

MBAR COMMENTS:

- Return for Final with a more complete landscape plan that provides a meadow look.
- Incorporate some native and natural types of grasses that are low water usage.
- Provide a drainage plan for swales.

5.	04BAR-00000-00306	Wordell Single Family Dwelling, Atrium, Decks, and Terraces	2280 Bella Vista Drive
	06LUP-00000-00816	(Holly Bradbury, Planner, 568-3577)	Ridgeline: Rural

Request of Peter Kavonian, agent for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **preliminary approval of a new single family residence of approximately 5,051 square feet with attached garage of approximately 743 square feet, atrium of approximately 458 square feet, and decks and terraces of 2,758 square feet.** The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. Grading would include 1,460 cubic yards of cut and 350 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at **2280 Bella Vista Drive** in the Montecito area, First Supervisorial District (Continued from 12/06/04, 2/05/07, 3/12/07, and 8/27/07.) (Steve Wordell, Mike Mansfield and Chuck McClure appeared.)

Project received further conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Whether or not project returns for Preliminary or Preliminary/Final is to be made by the planner after review of newly submitted revised plans, arborists reports and Fire Department comments.**
- **Return with additional landscaping information that responds to the arborist's report (particularly the two oaks on the east side); incorporates Fire Department requirements for all three fire zones; and provides screening of the water tanks (particularly on the west side).**

PUBLIC COMMENT:

- **Bob Easton** – Concerned with house size.
- **Bill Palladini** (Montecito Association) – Concerned with size, grading, vegetation removal, and water tanks.
- **Dick Theilscher** – Concerned with size and asked a question regarding story poles.

6.	07BAR-00000-00038	Hedrick Single Family Dwelling and Cabana	302 Ennisbrook Drive
	07LUP-00000-00204	(J. Ritterbeck, Planner 568-3509)	Ridgeline: Urban

Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **revised preliminary and final approval of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 950 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 3/26/07 and 9/24/07.) (Robert Foley, Chris Jacobs and Chuck McClure appeared.)

ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 6-0 (Nulty recused) to grant revised preliminary approval of 07BAR-00000-00038. Applicant may return for Final on Consent.

MBAR CONDITIONS:

- **Landscape on east and south side to appear less linear**
- **Vary the hedge by plant location and species.**

MBAR COMMENTS:

- **Accepted the colors and siting of parking.**
- **Ketzel stated his concern about the wide variation in condition language for building envelopes that is evident in projects.**

CONCEPTUAL REVIEW

7.	07BAR-00000-00262	Daniel Single Family Dwelling Addition, Garage, Deck	1526 San Leandro Lane
	07CDP-00000-00107	(Amy Trester, Planner 568-3116)	Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mrs. Anne Daniel, to consider Case No. 07BAR-00000-00262 for **conceptual review of an addition of approximately 503 square feet to**

the existing residence, new detached 2-car garage of approximately 508 square feet, and deck of approximately 79 square feet. The following structures currently exist on the parcel: residence of approximately 2,632 square feet with a detached 1-car garage of approximately 315 square feet (to be demolished). The proposed project will not require grading. The property is a 0.39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-015, located at **1526 San Leandro Lane** in the Montecito area, First Supervisorial District. (Sophie Calvin appeared.)

Project received conceptual review only. No action taken. Applicant may return for preliminary/final. The following comments were made:

MBAR COMMENTS:

- **Increase screening on the south and east, including native species.**
- **Garage is okay.**
- **Prepare a neighborhood study.**
- **Work out and show rafter tail details.**

8.	07BAR-00000-00260	Damron Single Family Dwelling Addition	1076 The Fairway Road
	07CDH-00000-00030	(Eric Gage, Planner 568-2002)	Ridgeline: Urban

Request of Bob Easton, architect for the owners, Bonnie and James Damron, to consider Case No. 07BAR-00000-00260 for **conceptual review of a new exterior stair of approximately 83 square feet, enclosure of upper south terrace of approximately 113 square feet, new fireplace at lower terrace of approximately 20 square feet, addition of approximately 80 square feet to existing lower terrace, rework of lower exterior stair, and addition of approximately 82 square feet to the existing yard storage.** The following structures currently exist on the parcel: two-story residence of approximately 6,365 square feet with basement of approximately 749 square feet and attached garage of approximately 1,072 square feet, attached accessory space of approximately 395 square feet, and pump house of approximately 181 square feet. The proposed project will not require grading. The property is a 0.94 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. (Bob Easton and James Damron appeared.)

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent.

9.	07BAR-00000-00180	Levine/Leichtman Single Family Dwelling Addition, Cabana, Green House	819 San Ysidro Lane
	07LUP-00000-00560	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architect for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **further conceptual review of a partial demolition of approximately 236 square feet of the existing residence, a first floor addition of approximately 1,725 square feet and second floor addition of approximately 1,174 square feet; new basement of approximately 1,512 square feet; new attached garage of approximately 619 square feet; gym/cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,317 square feet with a detached garage of approximately 535 square feet (to be demolished) and detached studio of approximately 440 square feet. The proposed project will require approximately 650 cubic yards of cut and fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07.) (Mark Appleton and Sarah Brar appeared.)

Project received further conceptual review only. No action taken. Applicant may return for further conceptual review. The following comments were made:

MBAR COMMENTS:

- FAR overages are excessive.
- Too big of a program for the lot size.
- Concerned with garage on property line and second story element at the property line.
- Second story mass should be in the center.
- Okay to remove story poles.
- Further develop landscape plan.

10.	07BAR-00000-00265	Zupsic Single Family Dwelling Addition and New Guesthouse	1107 Clover Lane
		(No Planner Assigned)	Ridgeline: N/A

Request of Clay Aurell, agent for the owner, Chris Zupsic, to consider Case No. 07BAR-00000-00265 for **conceptual review of a remodel of approximately 479 square feet, first floor addition of approximately 60 square feet, and second floor addition of approximately 589 square feet to the existing residence, and new guesthouse of approximately 769 square feet at existing garage with deck of approximately 206 square feet.** The following structures currently exist on the parcel: residence of approximately 2,832 square feet with a detached garage of approximately 509 square feet and approximately 1,366 square feet of deck area. The proposed project will not require grading. The property is a 2.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-029, located at **1107 Clover Lane** in the Montecito area, First Supervisorial District. (Clay Aurell and Deanna Costea appeared.)

Project received conceptual review only. No action taken. Applicant may return for preliminary. The following comments were made:

MBAR COMMENTS:

- Consider tying in the design of the guesthouse to main house.
- Property is well screened.
- Document and study perimeter landscaping on southern line.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Maphis, and carried by a vote of 7-0 that the meeting be adjourned until 3:00 P.M. on Monday, November 5, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:12 P.M.