



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of NOVEMBER 17, 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	- 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 3:04 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 Ketzel	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
Sharon Foster	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 25

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

1. Clay Aurell, Architect requested that the approved minutes from the October 20, 2008 meeting be re-opened due to comments regarding size, bulk and scale and the straw poll that was taken by the MBAR members.

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Nulty and carried by a vote of 7 to 0 (0 absent) to: Adopt the following changes to the Agenda Status Report.

Item No. # 5- Lombard new Single Family Dwelling, Attached Garage & Cabana (08BAR-00000-00084)-requested continuance to 12/1/08.

Item No. #7- Turrichi Addition and Pavilion (08BAR-00000-00206) - requested continuance to 12/1/08.

III. MINUTES: Maphis moved, seconded by Michaelson and carried by a vote of 7 to 0 to continue the Minutes of November 3, 2008.

VI. STAFF UPDATE: Diane Black updated the MBAR on how the Tea Fire may affect future MBAR meetings.

FINAL APPROVAL

- | | | | |
|----|---|---|---|
| 1. | 08BAR-00000-00208
08CDP-00000-00059 | FAEC Holdings 401709, LLC
Addition and Garage
(Brian Banks, Planner 568-3559) | 222 Butterfly Lane
Ridgeline: N/A |
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Request of Michael Stroh, architect for the owner, FAEC Holdings 401709, LLC., to consider Case No. 08BAR-00000-00208 for **final approval of a 1,459 square foot residential addition, garage of 653 square feet and a new finished basement of 632 square feet.** The following structure currently exists on the parcel: residence of approximately 2,372 square feet. The proposed project will approximately 350 cubic yards of cut and approximately 617 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, 10/20/08, and 11/03/08)

MBAR Comments/Conditions:

1. Colors are okay.
2. Revise garage elevation to arch the stone face over the garage doors.
3. Return on consent with architectural details.

ACTION: Ketznel moved, seconded by Edwards and carried by a vote of 5-0-2 (Maphis and Spann abstaining) to continue 08BAR-00000-00208 for final on consent at the December 1, 2008 meeting.

PRELIMINARY APPROVAL

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| 2. | 08BAR-00000-00175
08LUP-00000-515 | Clay Single Family
Dwelling Addition
(Brian Banks, Planner 568-3559) | 1431 East Mountain Drive
Ridgeline: N/A |
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Request of Michael Stroh, architect for the owners, Walt and Lynne Clay, to consider Case No. 08BAR-00000-00175 for **preliminary/ final approval of a second story master bedroom and bath addition of approximately 490 square feet, new second story trellis of 132 square feet and an interior remodel.** The following structures currently exist on the parcel: two-story residence of approximately 4,585 square feet and an attached garage of approximately 471 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/11/08, 9/22/08 and 11/03/08)

Public Comment: Cynthia Stebbins, Puck Erickson, Derek Westen, Ginny Malou, Bill Pallidini.

MBAR Comment:

1. Request that the planner review for silt fencing and maintenance.

ACTION: Maphis moved, seconded by Ketznel and carried by a vote of 7-0 to grant preliminary/final approval of 08BAR-00000-00175.

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| 3. | 08BAR-00000-00224
08LUP-00000-00546 | Arroyo-Cal Management LLC.
Demo/Rebuild SFD
(Seth Shank, Planner 568-2054) | 1570 Bolero Drive
Ridgeline: N/A |
|----|---|--|--|

Request of Ken Mineau, architect for the owner, Gordon Eskstrand, to consider Case No. 08BAR-00000-00224 for **preliminary/final approval** of a 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. (Continued from 10/06/08)

Public Comment: Ted Urschel

MBAR COMMENTS/CONDITIONS:

1. Study moving the fireplace.
2. Add visual screening along the site line from the street.
3. Add trees around the gable end of the cabana (e.g. jacaranda).
4. Drop the finished grade a minimum of 2' with a combination of dropping the grade and the road ridge.

ACTION: Zilles moved, Seconded by Maphis and carried by a vote of 7-0 to grant preliminary/final approval of 08BAR-00000-00224.

4.	Phillips Addition	1037 Alston Road
	Garage/Guesthouse	
	07BAR-00000-00333	Ridgeline: N/A
	08LUP-00000-00323	
	(J. Ritterbeck, Planner 568-3509)	

Request of Adele Goggia, architect for the owner, Charles G. Phillips, to consider Case No. 07BAR-00000-00333 for **preliminary/final approval of a new single family dwelling addition of 808 square feet to the existing 5,525 square foot single family dwelling, a new 800 square foot detached 2-car garage, a new 800 square foot guesthouse, a new 800 square foot cabaña, 2 new pools, and a new 336 square foot pavilion (with no walls). A total of 2 oak trees are proposed for removal and encroachment of development into the "dripline + 5 feet" area of protected oaks is also proposed.** The following structures currently exist on the parcel: residence of approximately 5,524 square feet with an attached garage of approximately 390 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at **1037 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 2/11/08 and 9/08/08)

MBAR Comments;

1. Architecture is okay.
2. Colors are okay.
3. Show pool equipment on the plans.
4. Bring drainage plans with additional plantings and call outs.
5. Return with a final planting with additional plantings and call outs.

ACTION: Ketzal moved, seconded by Maphis (Spann abstained) to grant preliminary approval of 07BAR-00000-00333. Applicant may return for final on consent.

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

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **preliminary approval of a new two story single-family residence of approximately 5,506 square feet with a new 587 square foot two car garage and an approximately 1,778 square foot basement and construction of a new cabana of approximately 425 square feet and with a trellis of approximately 658 square feet.** Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import. No trees will be removed as part of this project. The parcel will be served by the Montecito Water District, and the Santa Barbara County Fire Department. Access will

Assessor's Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District.

Public Comment: James Nigro

ACTION: Ketznel moved, seconded by Edwards (Nulty abstained) to conceptual, preliminary and final approval.

MBAR COMMENTS:

1. Soften wall in front of the utility equipment.

9. 07BAR-00000-00294 Chow/Tan Demo/Rebuild 1705 Glen Oaks Drive
07CDP-00000-00116 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **conceptual review of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet; second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07)

Project received conceptual review only. No action taken.

MBAR COMMENTS:

- 1. Colors are okay.**
- 2. Return with the Glen Oaks Association letter.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Nulty, and carried by a vote of 7 to 0) that the meeting be adjourned until 3:00 P.M. on Monday, December 1, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6.00 P.M.