



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of DECEMBER 15, 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 3:08 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles	
Raymond Ketzel	
Donald Nulty	- Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
Sharon Foster	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Michelle Michaelson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 10.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: There were no changes to the agenda.

III. MINUTES: Ketzel moved, seconded by Edwards and carried by a vote of 6 to 0 (Michaelson absent) to approve the Minutes of December 1, 2008 .

IV. MONTECITO CONSENT AGENDA:

C-1.	07BAR-00000-00333 08LUP-00000-00323	Phillips Addition Garage/Guesthouse (J. Ritterbeck, Planner 568-3509)	1037 Alston Road Ridgeline: N/A
------	---	---	---

Request of Adele Goggia, architect for the owner, Charles G. Phillips, to consider Case No. 07BAR-00000-00333 for **final on consent 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, 9/08/08, 11/17/08, and 12/1/08)

ACTION: Ketzler moved, seconded by Edwards and carried by a vote of 5-0 (Michaelson absent, Spann abstained) to grant final approval on consent of 07BAR-00000-00333.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE:

Diane Black, Director of Development Services, briefed MBAR members on the status of the Tea Fire recovery. The Department has been coordinating with the Mountain Drive Community Association. Ms. Black introduced a copy of a new set of rebuild guidelines developed by that group. She updated MBAR members on the Department’s proposed process for rebuild applications and stated that these will be finalized shortly.

STANDARD AGENDA:

FINAL APPROVAL

1.	07BAR-00000-00252 08CDP-00000-00045	Music Academy of the West Donor Fountain (Holly Bradbury, Planner)	1070 Fairway Ridgeline Urban
----	---	--	--

Request of Suzanne Elledge, agent for the owners, Music Academy of the West, to consider Case No. 07BAR-00000-00252 for **revised preliminary approval of a New Donor Recognition Fountain of approximately 75 square feet.** The following structures currently exist on the parcel: recital hall building of approximately 11,340 square feet, administration building of approximately 14,980 square feet, residence building of approximately 1,270 square feet, two retail buildings of approximately 2,540 total square feet, and four practice studio buildings of approximately 14,240 total square feet. The proposed project will require no cut and will not require grading. The property consists of 9.04 total acres zoned 1-E-1 and shown as Assessor’s Parcel Number 009-282-029 and -030 and, located at **1070 The Fairway** in the Montecito area, First Supervisorial District.(Continued from 10/08/07 and 9/08/08)

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 6-0 (Michaelson absent) to grant revised preliminary approval of 07BAR-00000-00252.

2. **08BAR-00000-00188** **Grimm LLC Demo/Rebuild SFD and 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 **final approval 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, 10/06/08, 12/1/08)

MBAR Comments:

The approval is conditioned on review by the Roads Encroachment Division and the applicant securing any applicable encroachment permits required by either Caltrans or the County.

ACTION: Nulty moved, seconded by Zilles and carried by a vote of 6-0 (Michaelson absent) to grant final approval of 08BAR-00000-00188.

3. **08BAR-00000-00242** **Grimm Pool Cabana Addition** **1377 East Valley Road**
08LUP-00000-00660 (J. Ritterbeck, Planner) Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Charles Grimm, to consider Case No. 08BAR-00000-00242 for **preliminary/final approval of a new 462 square feet addition to an existing 338 square feet pool cabana.** The following structures currently exist on the parcel: two story residence of approximately 5,100 square feet, a detached garage of approximately 500 square feet, a detached garage of approximately 800 square feet a guesthouse of approximately 1,850 square feet and a pool cabana of approximately 338 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill, to be balanced onsite. The property is a 2.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-016, located at **1377 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 11/3/08)

MBAR Comments:

1. Colors and Material are okay.

ACTION: Zilles moved, seconded by Maphis and carried by a vote of 6-0 (Michaelson absent) to grant preliminary and final approval of 08BAR-00000-00242.

4. **08BAR-00000-00014** **Deansgrange Trust Demo/ New SFD, Tennis Court and Grading/Tree Removal** **592 Picacho Lane**
08LUP-00000-00189 (J. Ritterbeck, Planner, 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00014 for **final approval of new 2-story residence of approximately 3,499 square feet with an approximately 726 square foot attached garage, and a new tennis court.** The following structures currently exist on the parcel: residence of approximately 1,846 square feet and a barn of approximately 1,930 square feet, and shed of 530 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 2,000

cubic yards of fill. A total of 5 trees are proposed for removal (1 oak, 2 peppers, and 2 sycamores). The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/08, 7/28/08 and 11/03/08)

MBAR Comments:

1. **Architecture and landscape are okay**
2. **Materials and colors are okay.**
3. **Approval is conditioned on the applicant matching the "mass grading plan" with the landscape plan, (e.g., show contours in the lawn area and assure that the walking design matches (consistently show one or the other, but not both designs.)**

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 5-0 (Michaelson absent, Nulty abstained) to grant final approval of 08BAR-00000-00014.

	Deansgrange Trust Demo		
	Lot Merger New SFD/Workshop		
5.	08BAR-00000-00015,	Cabana, Pool, Pond and Grading	588 Picacho Lane
	08LUP-00000-00368	(J. Ritterbeck, Planner, 568-3509)	Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00015 for **final approval of voluntary 3-parcel lot merger, and construction of a new residence of approximately 8,307 square feet (approximately 23% over maximum recommended 6,765 sq. ft.) with an attached garage of approximately 748 square feet, an approximately 1,628 square foot basement, a workshop of approximately 324 square feet, a cabana of approximately 800 square feet and a new swimming pool and pond.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet (to be demolished), a garage of approximately 873 square feet and a swimming pool. The proposed project will require approximately 3,250 cubic yards of cut and approximately 1,550 cubic yards of fill. The property is a 2.42 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-140-028, 011-140-030 & 011-140-032 (to be merged), located at **588 Picacho Lane** in the Montecito area, First Supervisorial District.(Continued 3/24/08, 7/28/08 11/03/08)

MBAR Comments:

1. **Materials and colors are okay.**
2. **approval is conditioned on the applicant matching the "mass grading plan" with the landscape plan, (e.g., show contours in the lawn area and assure that the walking path design matches (consistently show one or the other, but not both designs.)**

ACTION: Maphis moved, seconded by Ketzell and carried by a vote of 5-0 (Michaelson absent, Nulty abstained) to grant final approval of 08BAR-00000-00015.

	Deansgrange Trust		
	New SFD/Demo		
6.	08BAR-00000-00016	588 Picacho Lane	
	08LUP-00000-00016	(J. Ritterbeck, Planner, 568-3509)	Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00016 for **final approval of new residence of approximately 2,670 square feet and an approximately 517 square foot new detached 2-car garage. The following structure currently exists on the parcel: cottage of approximately 592 square foot shed of approximately 170 square feet, and a gazebo of approximately 150 square feet.** The proposed project will require approximately 1,000 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-029, located at **588 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued 3/24/08, 7/28/08, 11/03/08)

MBAR Comments:

1. **Materials and colors are okay.**
2. **Landscape and windows are okay.**

ACTION: Zilles moved, seconded by Edwards and carried by a vote of 5-0 (Michaelson absent, Nulty abstained) to grant final approval of 08BAR-00000-00016.

PRELIMINARY APPROVAL

7. **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 **preliminary/final approval 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. (Continued from 10/06/08)

MBAR Comments:

1. **Good job**
2. **Materials and colors are okay.**

ACTION: Edwards moved, seconded by Ketzal and carried by a vote of 6-0 (Michaelson absent,) to grant preliminary and final approval of 08BAR-00000-00220.

8. **08BAR-00000-00238** **Devan Single Family Dwelling Addition** **1568 Ramona Lane**
08CDP-00000-00175 (Eric Gage, Planner, 568-2002) Ridgeline: N/A

Request of Justin Van Mullem, architect for the owner, William Crawford Shippey Jr, to consider Case No. 08BAR-00000-00238 for **preliminary /final approval of a first floor addition of approximately 320 square feet and a second floor addition of approximately 258 square feet to a single family dwelling. The following structure currently exists on the parcel, a residence of approximately 1,971 square feet**. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 12,632 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-009, located at **1568 Ramona Lane** in the Montecito area, First Supervisorial District. (Continued from 11/3/08)

MBAR Comments:

1. **Colors, lights landscape are okay.**
2. **Supporting posts for the second floor decks shall be 8' with 3/4 -1" camphor details.**

ACTION: Spann moved, seconded by Ketzal and carried by a vote of 6-0 (Michaelson absent) to grant preliminary and final approval of 08BAR-00000-00238.

9. **08BAR-00000-00232** **Starnes Addition, New Garage, Cabana** **1580 Ramona Lane**
08CDP-00000-00078 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Rick Starnes, owner, to consider Case No. 08BAR-00000-00232 for **preliminary/final approval 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. (Continued 10/20/08, 12/1/08)

MBAR Comments:

1. **Exterior landscape lights to be 60 watt maximum (e.g., 3 lights with 20 watts each).**

ACTION: Maphis moved, seconded by Nulty and carried by a vote of 6-0 (Michaelson absent) to grant preliminary and final approval of 08BAR-00000-00232.

10.	08BAR-00000-00140	Bohlinger New Single Family Dwelling, 3-Car Garage & Hobby Room	311 Ennisbrook Drive
	07LUP-00000-00140	(J. Ritterbeck, Planner)	Ridgeline: N/A

Request of Peter Becker, architect for the owner, Peter Bohlinger, to consider Case No. 08BAR-00000-00140 for **preliminary/final approval of a new residence of approximately 4,248 square feet with an approximately 1,060 square foot basement, a detached garage of approximately 800 square feet and an approximately 752 square foot hobby room.** There are no structures currently on the parcel. The proposed project will require approximately 460 cubic yards of cut and approximately 170 cubic yards of fill and 290 cubic yards of export. The property is a 0.962 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-034, located at **311 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 6/30/08)

MBAR Comments:

1. **Remove pilaster and gates in the easement**
2. **Planner to confirm receipt of Ennisbrook Homeowners Association approval, prior to permit approval.**
3. **Subject to planner approval of newly submitted plans, date 12/15/08 and landscape plans dated 12/10/08.**
4. **Planner to review ESH plantings.**

ACTION: Maphis moved, seconded by Edwards and carried by a vote 6-0 (Michaelson absent) to grant preliminary and final approval of 08BAR-00000-00140

CONCEPTUAL REVIEW

11.	08BAR-00000-00027	Conk SFD, Garage & Guest House	1389 Oak Creek Canyon Road (Lot 4)
	08DVP-00000-00030	(Selena Buoni, Planner 568-2910)	Ridgeline: Rural

Request of Steve Fort, agent for the owner, Christopher Conk, to consider Case No. 08BAR-00000-00027 (previously reviewed under Case No. 06BAR-00000-00260) for **further conceptual review of a new residence of approximately 5,044 net square feet with basement of approximately 1,022 net square feet, attached garage of approximately 745 net square feet, detached guest house of approximately 800 net square feet, pool equipment building, covered porches totaling approximately 326 square feet, and decks, loggias, and balconies totaling approximately 598 square feet.** The lot is currently vacant. The proposed project will require approximately 1,530 cubic yards of cut and approximately 1,480 cubic yards of fill. Four oak trees are proposed for removal. The property is a 6.06 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-280-021, located at **1389 Oak Creek Canyon Road (Lot 4)** in the Montecito area, First Supervisorial District. (Continued from 3/10/08)

Public Comment:
Bill Palladini

MBAR Comments:

1. MBAR prefers this design using the new height methodology, as more appropriate in this hillside/ridgeline setting. (e.g. avoids a flat roof, and bigger south facing retaining walls.
2. Prepare exhibits for the MPC showing in section the comparison of the two designs using each of the height methodologies.
3. Return after the MPC.

Project received conceptual review only. No action taken.

12. **07BAR-00000-00170** Conk SFD, Garage & Guest House 1385 Oak Creek Canyon Road (Lot 5)
08DVP-00000-00031 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Steve Fort, agent for the owner, Christopher Conk, to consider Case No. 07BAR-00000-00170 for **further conceptual review of a new two-story residence of approximately 5,848 (net) square feet with a basement of approximately 1,977 net square feet, an attached garage of approximately 950 net square feet and a guest house above the garage of approximately 781 net square feet. (Loggias, decks and balconies of approximately 2,493 square feet are also proposed.)** The lot is currently vacant. The proposed project will require approximately 3,005 cubic yards of cut and approximately 2,515 cubic yards of fill. Two oak trees and two non-native trees (olive and pepper) are proposed for removal. The property is 6.25 total acres zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-020 and -009, located at **1385 Oak Creek Canyon Road (Lot 5)** in the Montecito area, First Supervisorial District. (Continued from 7/16/07, 3/10/08)

Public Comment:
Bill Palladini

Project received conceptual review only. No action taken.

13. **08BAR-00000-00206** Turicchi Addition and Pavilion 1355 East Mountain Drive
08LUP-00000-00502 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Thomas Meaney, architect for the owner, Lannette Turicchi, to consider Case No. 08BAR-00000-00206 for **further conceptual review of an addition of approximately 530 square feet and a pavilion of approximately 630 square feet.** The following structure currently exists on the parcel: residence of approximately 4,420 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/08/08, 11/03/08 and 11/17/08, 12/1/08)

MBAR Comments:

1. Return with landscape plan, required to screen garage from adjacent neighbor on the east.

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

14. **Aptaker Addition Conversion and Remodel, New Garage,
08BAR-00000-00254 New Gate and Wall and Water Fountain 671 Buena Vista Ave.**
08LUP-00000-00671 (no planner assigned) Ridgeline: Urban

Request of Jeff Shelton, architect for the owners, Pat and Evan Aptaker, to consider Case No. 08BAR-00000-00254 for a **conceptual review of a first floor addition of approximately 498 square feet, a second story addition of approximately 88 square feet and a conversion of a garage into a residential space of approximately 736 square feet, and an addition of a new attached garage of approximately 456 square feet, new entry gate, and revision to existing patio, driveway and parking area.** The following structures currently exist on the parcel: A single story residence of approximately 2,572 square feet and a garage of approximately 736 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **Good project.**
2. **No landscape plan required.**
3. **Bring arborist report.**
4. **Return with colors and materials.**
5. **Return for preliminary/final**

Project received conceptual review only. No action taken.

15. **McMahon New Single Family
08BAR-00000-00158 Dwelling, Garage and Cabana 975 Hot Springs Road**
(Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Harry and Jacquie McMahon, to consider Case No. 08BAR-00000-00158 for **further conceptual review of a new residence of approximately 9,172 square feet with an attached garage of approximately 948 square feet and a detached garage of 856 square feet with a cabana of 817 square feet.** The lot is currently vacant. The proposed project will require approximately 400 cubic yards of cut and approximately 1,600 cubic yards of fill. The property is a 5.02 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08)

**Public Comment:
Peter Barker**

MBAR Comments:

1. **Return with preliminary grading/drainage plan.**
2. **Check with Flood Control.**

Project received conceptual review only. No action taken. Applicant to return for further conceptual review.

16. 08BAR-00000-00268 McKinley Residence Addition/Remodel 1170 Glenview Road
(No Planner Assigned) Ridgeline: Urban

Request of Peter Haddad, architect for the owners, Mark and Laurie McKinley, to consider Case No. 08BAR-00000-00268 for **conceptual review of a residence addition of approximately 200 square feet, and an exterior remodel including a new loggia.** The following structures currently exist on the parcel: a residence of approximately 5,622 square feet and pool cabana of approximately 584 square feet. The proposed project will require no cut and approximately 10 cubic yards of fill. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-087, located at **1170 Glenview Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Return with colors and materials.**
- 2. Return with preliminary/final on consent.**

Project received conceptual review only (Zilles recused from discussion of this item) No action taken.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Ketzel, and carried by a vote of 6 to 0 (Michaelson absent) that the meeting be adjourned until 3:00 P.M. on Monday, January 26, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:40 P.M.