



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 4, 2010

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	Alice McCurdy - 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 3:00 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
Sam Maphis
Peter Edwards
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT: Nulty moved, seconded by Ketzel and carried by a vote of 6 to 0 (Zilles absent) to: adopt the following changes to the agenda.

#4 09BAR-00000-00206- Mark Walter is the planner, not Kimberley McCarthy as stated.

#6 09BAR-00000-00202- The Mailed Notice stated that the accessory structure was 900 square feet. It has been reduced to 800 square feet.

III. MINUTES: Nulty moved, seconded by Edwards and carried by a vote of 5 to 0 (Zilles, Maphis absent) to approve the Minutes of December 14, 2009.

IV. Election of MBAR CHAIR and VICE CHAIR.

ACTION: Nulty motioned, seconded by Michaelson to elect Tony Spann as the Chair of the Montecito Board of Architecture for the 2010 year.

ACTION: Spann motioned, seconded by Michaelson to elect Don Nulty as the Vice Chair of the Montecito Board of Architecture for the 2010 year.

V. STAFF UPDATE:

Alice McCurdy informed the MBAR that the following planning issues are scheduled to be discussed at the Board of Supervisors on January 19, 2010: the Klink appeal of the Grassini addition; a draft moratorium on medical marijuana dispensaries; enhancements to the code enforcement program; an ordinance amendment for telecommunication facilities; and the fee schedule for permit processing.

1. 09BAR-00000-00141	King Single Family Dwelling Addition & Garage	2200 Sycamore Canyon Road
09LUP-00000-00361	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Terry Lynn, agent for the owners, Thadius & Terri King, to consider Case No. 09BAR-00000-00141 for **preliminary/final approval of a second floor addition to the existing single family dwelling of approximately 810 square feet and conversion of the permitted carport into a garage.** The following structures currently exist on the parcel: a single family residence of approximately 2,836 square feet, a carport of approximately 690 square feet and a garage of approximately 400 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at **2200 Sycamore** in the Montecito area, First Supervisorial District. (Continued from 9/28/09, 11/30/09)

MBAR Comments:

- **This project still has significant problems.**
- **The drawings are not executed to a professional level; are not accurate; and are missing required architectural details.**
- **The drawings are not to scale and do not meet code (e.g. the railings).**
- **It is not clear what building materials are proposed.**
- **The landscaping plan is missing.**
- **The committee feels uncomfortable trying to condition the project as depicted.**
- **The applicant needs to return for preliminary once they have drawings ready for Building and Safety plan check submittal. Plans need to provide details for railings, eaves, stairs, windows, and balconies.**
- **The next submittal must include an accurate electrical plan, as well as an actual landscaping plan on a site plan.**

ACTION: No action was taken. Submitted plans were insufficient for MBAR to make a decision for approval or disapproval. Project to return for preliminary/final after new plans as submitted.

2. 09BAR-00000-00209	Bishop Addition and New Workshop	312 Avila Way
09LUP-000000-00531	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Jill Bishop, to consider Case No. 09BAR-00000-00209 for **conceptual review/preliminary approval of a kitchen addition of approximately 315 square feet and a workshop of approximately 364 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 2,431 square feet with a garage of approximately 532 square feet. The proposed project will not require grading. The property is a .78

acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-032, located at **312 Avila Way** in the Montecito area, First Supervisorial District.

MBAR Comments:

- **The MBAR inquired about the setbacks required for corner lots. Per the Montecito LUDC section 35.442.020(B)(4)(b), since the lot exceeds 100 feet in width, the accessory structure may be located as proposed.**

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 6-0 (Zilles absent,) to grant preliminary approval of 09BAR-00000-00209. Project can return for final on consent.

3. 09BAR-00000-00198	Newman Addition	758 Via Manana
09LUP-00000-00510	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Ginger Anderson, agent for the owner, Jeffery Creighton Newman Jr., to consider Case No. 09BAR-00000-00198 for **conceptual review/preliminary approval of a addition of an enclosed hallway to connect an existing accessory structure of approximately 288 square feet to an existing single family residence, attaching the residence to the upper level of an existing detached accessory structure creating an attached residential second unit.** The following structures currently exist on the parcel: a single family dwelling of approximately 3803 square feet with an attached garage of approximately 626 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-013, located at **758 Via Manana** in the Montecito area, First Supervisorial District.

MBAR Comments:

- **The project looks very nice, and will be well hidden from the street. The project presents a good design solution to the planning issues involved.**
- **The second rotunda should look less important and be lower so that it does not compete with the front door. Consider making it narrower.**
- **The proposed foyer dimension should be shorter and leaner.**
- **The size and dimensions of doors and windows should be studied.**
- **The applicant should consider eliminating the center window over the door.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 4-1-1 (Zilles absent, Nulty abstained) to grant preliminary approval of 09BAR-00000-00198. Project can return for final on consent.

4. 09BAR-00000-00206	Barone Cabana Addition	969 Brooktree Road
09LUP-00000-00527	(Mark Walter, Planner 568-2852)	Ridgeline: N/A

Request of Justin Van Mullem, architect for the owners, Charles Barone, to consider Case No. 09BAR-00000-00206 for **conceptual review of a new cabana of 615 approximately square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4047 square feet and an attached garage of approximately 693 square feet. The proposed project will require approximately 240 cubic yards of cut and no fill. The property is a .91 acre parcel zoned 2E-1 and shown as Assessor's Parcel Number 011-060-011, located at **969 Brooktree Road** in the Montecito area, First Supervisorial District.

Public Comment:

Bill Palladini

MBAR Comments:

- The cabana seems to be pretty far away from the pool.
- Stone should match the existing retaining wall.
- Like the idea of additional landscaping in the front view, especially for the existing retaining wall.

No action taken. Comments only. Project to return for preliminary with the approval of the planner.

5. 09BAR-00000-00202	Coleman New Single Family Dwelling & Detached Garage	869 San Ysidro Lane
	(No Planner Assigned)	Ridgeline: N/A

Request of Syndi Souter, agent for the owners, Tom & Polly Coleman, to consider Case No. 09BAR-00000-00202 for **conceptual review a new single family residence of approximately 9,247(gross) 6,586 (net) square feet, with a detached garage of approximately 742 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1664 cubic yards of cut and approximately 199 cubic yards of fill. The property is a 2.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-055, located at **869 San Ysidro** in the Montecito area, First Supervisorial District.

Public Comments:

- **Bill Palladini, (Montecito Association) expressed concern that the project needs to comply with required floor/area ratios. Asked that the MBAR review the proposed structure's height, and requested story poles.**
- **Robert Lyons, neighbor to the project, stated that the proposed location of the structure is as ideal as it could be.**

MBAR Comments:

- The architecture looks nice, and the rooflines/elevations are interesting.
- Need a neighborhood analysis of floor/area ratios, especially to the west, north, and south.
- Would like to see photos of the existing vegetative screening.
- Consider incorporating orange trees into the landscaping in front of the house, in a nod to the existing orange grove.
- Consider eliminating the break in the hedge for the proposed pedestrian entrance.
- Some substantial trees are needed in the front yard landscaping to keep the project in line with the rural character of the neighborhood.
- Applicant to submit plans and work with their planner to schedule for Preliminary MBAR review.
- The story poles should be up on the date of the project's next appearance at MBAR.

No action taken. Comments only. Project to return for preliminary with the approval of the planner. MBAR requested story poles.

6. 09BAR-00000-00204	Briggs New 3 Car Garage	1411 School House Road
	(No Planner Assigned)	Ridgeline: N/A

Request of Hekar Rivera, agent for the owner, Matthew L. Briggs, to consider Case No. 09BAR-00000-000204 for **conceptual review of a new detached 3 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,902 square feet, an accessory structure of approximately 800 square feet and a shed of

approximately 216 square feet. The proposed project will require approximately 4 cubic yards of cut and approximately 7 cubic yards of fill or will not require grading. The property is a 1.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-029, located at **1411 School House Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

- **The applicant should reconsider the plate height. A ten foot plate height is very tall; a plate height of 8 or 9 feet would look better in relation to the main house.**
- **Applicant should work with their planner and return for Preliminary/Final.**

No action taken. Comments only. Project to return for preliminary approval with the approval of the planner.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Maphis, and carried by a vote of 5 to 0 (Zilles & Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday January 25, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:32 P.M.