



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 9, 2012

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
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner
Dave Mendro		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Vice Chair, Don Nulty, at 2:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Dave Mendro
Marsha Zilles
Bill Palladini
Donald Nulty - Vice Chair
Sam Maphis
Derrick Eichelberger
Sharon Foster - MBAR Secretary
Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT: Anthony Spann- Chair

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT: Palladini moved, seconded by Maphis and carried by a vote of 5 to 0 (Spann & Zilles absent) to: adopt the following changes to the agenda.

Item # 1- 10BAR-00000-00208-Sheldon New Two Story Single Family Dwelling & Garage Remodel was dropped at the request of the applicant.

Item # 2- 10BAR-00000-00143-Booth New Single Family Dwelling was dropped at the request of the applicant.

Item # 3- 11BAR-00000-00150- Armour Trust Addition/Roof/Landscape was dropped at the request of the applicant.

Item # 16- 11BAR-00000-00205-WM Properties Ltd. Single Family Residence Guesthouse & Detached Garage was dropped at the request of the applicant.

- III. **MINUTES: Motion by Eichelberger, seconded by Palladini (Spann & Zilles absent) and carried by a vote of 5-0 to approve the minutes, as amended, of December 12, 2011.**
- IV. **ELECTION OF 2012 CHAIR AND VICE CHAIR. Motion by Palladini, seconded by Eichelberger (Spann absent) and carried by a vote of 6-0 to continue the election of Chair and Vice Chair to the January 30, 2012 MBAR meeting.**
- V. **MBAR MEMBERS INFORMATIONAL BRIEFINGS: None**
- VI. **STAFF UPDATE: The members of MBAR received the Brown Act/Conflict of Interest training.**

STANDARD AGENDA:

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| 1. | Sheldon New Two Story Single Family Dwelling & Garage Remodel | 1530 Miramar Beach Drive |
| | 10BAR-00000-00208 | Ridgeline: N/A |
| | 11CDH-00000-00002 | (J. Ritterbeck, 568-3509) |

Request of AB Design Studio, architect for the owners, Michael & Nancy Sheldon, to consider Case No. 10BAR-00000-00208 for **final approval of a new two story single family dwelling with the first floor being approximately 1,622 square feet, the second story being approximately 1604 square feet and a remodel of an existing detached garage of approximately 413 square feet and new deck areas of approximately 1,362 square feet total.** The following structures currently exist on the parcel: a two story single family home of approximately 1,178 total square feet, to be demolished, and a detached garage of approximately 413 square feet to remain and be remodeled. The proposed project will require approximately 265 cubic yards of cut and approximately 11 cubic yards of fill. The property is a .10 acre parcel zoned 7-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 1/24/11, 10/31/11, 11/21/11,) 12/12/11)

ACTION: Palladini moved, seconded by Maphis and carried by a vote of 5-0 to drop the project at the request of the applicant. Please see the Agenda Status Report.

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| 2. | Booth New Single Family Dwelling & Garage | 1795 Fernald Point Lane |
| | 10BAR-00000-00143 | Ridgeline: N/A |
| | 11CDH-00000-00009 | (J. Ritterbeck, Planner 568-3509) |

Request of Jennifer Foster, agent for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **final approval of a new two story single family dwelling with the first floor being approximately 1,887 square feet and the second floor being approximately 854 square feet and a detached garage of approximately 483 square feet. The project is also for Preliminary approval of the proposed 1'-2" Modification to the required 5-foot [northern] side setback to reduce it to 3'-10". The house has been moved back towards the north in order to maximize the distance between the proposed new SFD and the existing SFD of the southern neighbor.** The parcel is currently developed with an in-ground swimming pool only, but received prior approval for construction of a new 2,606 square feet single family dwelling and 400 square foot garage via 04CDH-00000-00042, which is still a valid permit. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 10/11/10, 12/6/10, 3/14/11/4/21/11, 12/12/11)

ACTION: Palladini moved, seconded by Maphis (Spann & Zilles absent) and carried by a vote of 5-0 to drop the project at the request of the applicant. Please see the Agenda Status Report.

PRELIMINARY APPROVAL

3. **11BAR-00000-00150** **Armour Trust Addition/Roof/Landscape** **1991 Inverness Lane**
11LUP-00000-00370 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Neumann, Mendro, Andrulaitis, architect for the owners, Tim & Holly Armour, to consider Case No.11BAR-00000-00150 for **preliminary/final approval of an addition of approximately 85 square feet to the existing single family dwelling, remodel and alterations to the landscaping, pool area and driveway.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,947 square feet and an attached garage of approximately 668 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-011, located at **1991 Inverness Lane** in the Montecito area, First Supervisorial District. (Continued from 10/10/11, 11/21/11)

ACTION: Palladini moved, seconded by Maphis (Spann & Zilles absent) and carried by a vote of 5-0 to drop the project at the request of the applicant. Please see the Agenda Status Report.

4. **08BAR-00000-00041** **Southard Storage Shed** **1410 Greenworth Place**
07CDP-00000-00074 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Nancy Southard, to consider Case No. 08BAR-00000-00041 for **preliminary approval of detached accessory structure (gym & storage) of approximately 500 square feet, removal of an unpermitted two-story storage structure in northeast corner of lot, and interior work to existing artist studio to remove unpermitted kitchen and living amenities.** The following structures currently exist on the parcel: residence of approximately 3,044 square feet, an artist studio of approximately 800 square feet and storage shed of approximately 5000 square feet. The proposed project will not require grading or fill. The property is a 1-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-109-005, located at **1410 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/7/08, 7/11/11)
(Appearance by Larry Graves)

Public Comment:
Bonnie Braastad

ACTION: Eichelberger moved, seconded by Palladini and carried by a vote of 6-0 (Spann absent) to grant preliminary approval of 08BAR-00000-00041. The project may return for final on consent with planner approval and with the following condition: Plant screen hedging greater than eight feet in height along the west property line.

5. **11BAR-00000-00168** **Zahoudanis Addition & Remodel** **1390 East Pepper Lane**
11LUP-00000-00394 (Brian Banks Planner 568-3559) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, James Zahoudanis, to consider Case No. 11BAR-00000-00168 for **preliminary/final approval of an addition of approximately 245 square feet connecting the existing single family dwelling and a detached studio creating a single family dwelling totally 1,815 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,140 square feet, a detached studio of approximately 430 square feet and an accessory structure of approximately 800 square feet. The proposed project will not require grading. The property is a .73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-088, located at **1390 East Pepper Lane** in the Montecito area, First Supervisorial District.(Continued from 11/21/11)(Appearance by Tai Yeh)

Public Comment:
Kellam de Forest

MBARComments:

1. All plants are water intensive. Rethink plant list.

ACTION: Eichelberger moved, seconded by Palladini and carried by a vote of 6-0 (Spann absent) to grant preliminary approval of 11BAR-00000-00067. The project may return for final on consent with planner approval with the following condition: Return with a landscape plan to screen the motor court and to maintain and improve screening along N/W diagonal property line.

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| 6. | 09BAR-00000-00063
09LUP-00000-00212 | Kuyt-Devor Demo/Rebuild SFD
(J. Ritterbeck, Planner 568-3509) | 275 Butterfly Lane
Ridgeline: Urban |
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Request Fred Kuyt and Melissa Devor, owners, to consider Case No.09BAR-00000-00063 for **revised preliminary/final approval of a two story single family dwelling of approximately 3,240 square feet with the first floor consisting of approximately 2,410 square feet with the second floor consisting of approximately 830 square feet and an existing two story attached garage of approximately 420 square feet and an approximately 195 square foot study.** The following structure currently exists on the parcel: single family dwelling (to be demolished) of approximately 1,500 square feet. The proposed project will require approximately 65 cubic yards of cut and no fill. The property is a .51 acre/square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at **275 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 4/06/09, 5/04/09, 7/13/09, 8/10/09, 12/12/11)

MBAR Comments:

1. Project is acceptable, just needs more documentation to receive preliminary/final approval.
2. Southwest corner could use some landscape screening. Return with landscape plan to address areas of future disturbance. An arborist report will be necessary to confirm potential adverse effects of construction on existing trees and potential mitigation.

ACTION: Palladini moved, seconded by Maphis and carried by a vote of 6-0 (Spann absent) to continue 09BAR-00000-00063. The project may return for preliminary/final approval with dimensioned architectural drawings including details, materials, colors and exterior light fixtures. The planner to show applicant a set of architectural plans for clarification as to what is needed for MBAR action.

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| 7. | 11BAR-00000-00192
11LUP-00000-00458 | Prairie/Hockberg Demo,
New Single Family Dwelling and Cabana
(Kimberley McCarthy, Planner 568-2005) | 807 Park Hill Lane
Ridgeline: N/A |
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Request of Sophie Calvin, agent for the owners, Patti Prairie & Alan Hockberg, to consider Case No. 11BAR-00000-00192 for **preliminary approval of a new two story single family residence with the first floor being approximately 2,333 square feet, the second floor being approximately 1,062 square feet, an attached garage of approximately 576 square feet, a covered porch of approximately 413 square feet and a trellis of approximately 238 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,480 square feet and a garage of approximately 390 square feet (all to be demolished). The proposed project will not require grading. The property is a 1.67acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 007-050-011, located at **807 Park Hill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/12/11) (Appearance by Sophie Calvin, Pat Brody)

Public Comment:

Kellam de Forest

MBAR Comments:

1. **Appreciate refinements since previous iteration.**
2. **Planner to confirm that the pool equipment may be located as proposed.**

ACTION: Eichelberger moved, seconded by Palladini and carried by a vote of 6-0 (Spann absent) to grant preliminary approval of 11BAR-00000-000192. The project may return for final approval with planner consent.

CONCEPTUAL REVIEW

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| 8. | 11BAR-00000-00209 | Roney New Addition | 696 Cowles Road |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Jose Esparza, architect for the owner, Jane Roney, to consider Case No. 11BAR-00000-00209 for **conceptual review of an addition to the existing single family dwelling of approximately 918 square feet and the addition of storage space of approximately 31 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,479 square feet, an attached garage of approximately 439 square feet, attached storage area of approximately 68 square feet and a porch area of approximately 111 square feet. The proposed project will require approximately 8.5 cubic yards of cut and no fill. The property is a .79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-009, located at **696 Cowles Road** in the Montecito area, First Supervisorial District. (Appearance by Jose Esparza, & Robert Taylor)

MBAR Comments:

1. **Limited scope project.**
2. **Need a site plan showing existing plants to remain and any additions.**

No action taken. The project received comments only. The project may return for preliminary/final approval with the approval of the planner. (Spann absent from the discussion)

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| 9. | 11BAR-00000-00172 | Hughes Demo, New Single Family Dwelling and Basement | 942 Hot Springs Road |
| | 11LUP-00000-00456 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Don Nulty, architect for the owners, Jim & Cynthia Hughes, to consider Case No. 11BAR-00000-00172 for **further conceptual review/preliminary approval of a new two story single family dwelling with the first floor being approximately 4,681 square feet, the second floor being approximately 4,362 square feet, a basement of approximately 6,664 square feet, with an underground garage.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,253 square feet total, a attached garage of approximately 754 square feet all to be demolished, and a detached accessory structure of approximately 385 square feet, to remain. The proposed project will require approximately 3,000 cubic yards of cut, for the excavation of the new basement and approximately 3,000 cubic yards of fill. The property is a 3.13 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at **942 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/11) (Appearance by: Robert Foley, Brian Zandt)

MBAR Comments:

1. **Appreciate that architect listened and is willing to reduce size of structure. Would like to see a reduction in floor area from 14% to 10% (pull east/west massing in).**

11.	Big Red Properties	
11BAR-00000-00201	Landscape Addition & New Trellis	2225 Featherhill Road
11LUP-00000-00475	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Phillip Pennestri, agent for the owner, Big Red Properties, to consider Case No. 11BAR-00000-00201 for **conceptual review of a new accessory structure of approximately 180 square feet a bocce court with trellis of approximately 600 square feet, a 50 square foot barbeque and an outdoor fireplace of approximately 11 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,912 square feet, a detached garage of approximately 579 square feet and a cabana of approximately 725 square feet. The proposed project will require will not require grading. The property is a 1.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-002, located at **2225 Featherhill Road** in the Montecito area, First Supervisorial District. (Appearance by: Phillip Pennestri, Robert Adams, Michael Cicileo)

Public Comment:

John Sperry Reynolds
Doug Stone- Letter

MBAR Comments:

1. *Schinus molle* along driveway should remain at 45' on center spacing.
2. Privet hedge along drive needs to be kept to a reasonable height.
3. Consider relocating pool pavilion.
4. Fireplace appears isolated and out of place.
5. All accessory structures should be pulled away from the south property line.
6. Applicant advised to work with neighbors on pavilion and fireplace.

No action taken. The project received comments only. The project may return for preliminary/final approval with the approval of the planner. (Spann absent, Eichelberger abstained from the discussion) The project can return for preliminary approval with the consent of the planner.

12.	Surfdog Ventures LLC, Addition	2561 Sycamore Canyon Road
11BAR-00000-00199	(Julie Harris, 568-3518)	Ridgeline: N/A
11LUP-00000-00463		

Request of Don Nulty, architect for the owners, Surfdog Ventures, LLC, to consider Case No. 11BAR-00000-0199 for **conceptual review of an addition to the existing two story single family dwelling of approximately 1,160 square feet to the first floor and approximately 324 square feet to the second floor.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 6,146 total, an attached garage of approximately 865 square feet, a guesthouse of approximately 900 square feet, a detached garden shed of approximately 448 square feet and a pump house of approximately 405 square feet. The proposed project will require approximately 40 cubic yards of cut and no fill. The property is a 3.97 acre zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-002, located at **2561 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Appearance by: Robert Foley & Brian Zant)

MBAR Comments:

1. No issues with the project.
2. Reconsider use of a tile roof.

No Action was taken. The project received comments only. The project may return for preliminary/final approval with the consent of the planner. (Spann absent and Nulty & Eichelberger abstained from the discussion)

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| 13. | Dvorak Addition | |
| 11BAR-00000-00207 | Guesthouse & Accessory Structures | 2024 Sandy Place |
| | (No Planner Assigned) | Ridgeline: N/A |

Request of Robin Donaldson, architect for the owner, David Dvorak, to consider Case No. 11BAR-00000-00207 for **conceptual review of an addition to the existing single family dwelling of approximately 1,300 square feet, a guesthouse of approximately 800 square feet, a greenhouse of approximately 300 square feet and an underground storage area of approximately 600 square feet, (to be located underneath the greenhouse).** The following structures currently exist on the parcel: a single family dwelling of approximately 2,900 square feet, an unattached garage of approximately 440 square feet and a cabana of approximately 545 square feet. The proposed project will require approximately 371 cubic yards of cut and approximately 417 cubic yards of fill. The property is a 2.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-28 located at **2024 Sandy Place** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Like the project.**
- 2. Very respectful of existing home.**

The project received comments only. No Action taken. Return for preliminary review with the consent of the planner. (Spann & Nulty absent from the discussion)

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| 14. | Wall New Solarium,
Loggia and Expanded Terrace | 698 El Rancho Road |
| 11BAR-00000-00208 | (No Planner Assigned) | Ridgeline: N/A |

Request of Jennifer Welch, agent for the owner, Victoria Wall, to consider Case No. 11BAR-00000-00208 for **conceptual review of new solarium with fireplace of approximately 292 square feet, new loggia of approximately 159 square feet and an expanded terrace of approximately 181 square feet and a new French doors and landing stairs to be added to the existing master bedroom.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,597 square feet and an attached garage of approximately 639 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a .75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-032, located at **698 El Rancho Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. South facing solarium will have lots of heat gain. Consider appropriate glass for this circumstance. Consider nighttime lighting solution as well.**
- 2. Project in keeping with house and scale; nice proposal.**
- 3. Details will be critical to the success of the project.**

The project received comments only. No action was taken. The project may return for preliminary/final approval with the consent of the planner. (Spann & Nulty absent from the discussion)

