

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 24, 2011

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 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:

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

COMMITTEE MEMBERS ABSENT: None

REPORTERS: None present

NUMBER OF INTERESTED PERSONS: 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No Changes were made to the agenda.

II. MINUTES: Zilles moved, seconded by Spann and carried by a vote of 6-0-1 (Mendros abstained) to approve the Minutes of January 10, 2011 as amended.

III. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

Chair Spann noted the letter that was received from the Montecito Association pertaining to the FAR's in Montecito and welcomed the new MBAR member Dave Mendro.

IV. STAFF UPDATE:

Dianne Black led a discussion related to:

1. The frequency of meetings.
2. Moving the starting time up to 1:00 p.m.

The MBAR members agreed to a schedule of meetings every three weeks and to a new start time of 1:00 p.m.

Please note: The implementation date of these changes has not yet been decided.

STANDARD AGENDA:

1.	11BAR-00000-00002 11RVP-00000-00001	Hannaford Single Family Dwelling Revision (Brian Banks, Planner 568-3559)	970 Lilac Drive Ridgeline: N/A
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Request of Chris Keller, architect for the owners, Jule & Elizabeth Hannford, to consider Case No. 11BAR-00000-00002 for **revised final approval of an approved project. The revision is to the window layout of the Master Bath, deletion of 2 partial height walls and deletion of an outdoor shower.** The following structures are currently being built on the parcel: a two story single family residence, with the first floor being approximately 2,750 square feet, the first floor being approximately 850 square feet an attached garage of approximately 473 square feet and a guest house of approximately 398 square feet. The proposed project will require approximately 25 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District.

Public Comment:

Eva Turnchalk- Neighbor's agent

MBAR Comments:

1. **Window changes to master bath are acceptable.**
2. **Re: window changes to master bedroom: will be acceptable if adequately screened from neighbor's spa.**
 - o **Applicant to return with a landscape plan, including layouts, sizes and specifications for roof top garden.**
 - o **Applicant advised to put screening plant materials in the ground rather than relying on taller plants in the roof garden.**

Project received comments only. The project may return for final on consent with the approval of the planner.

2.	09BAR-00000-00047 09LUP-00000-00308	Westmont College/Addition to the President's Residence (Alex Tuttle, Planner 884-6844)	955 La Paz Road Ridgeline: N/A
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Request of Blackbird Architects, architect for the owners, Westmont College, to consider Case No. 09BAR-00000-00047 for **preliminary/final approval of an addition to the President's residence of 483 square feet for an attached guest suite.** The following structures currently exist on the parcel: The main residence consists of approximately 2,931 square feet and a detached garage of approximately 472 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 8.49 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-060-006, located at **955 La Paz Road** in the Montecito area, First Supervisorial District.
 (Continued from 4/6/09)

ACTION: Zilles moved, seconded by Nulty to grant preliminary and final approval of 09BAR-00000-00047 with the condition:

That exterior lights shall be 13 watts max, fluorescent or equivalent illumination.

3.	10BAR-00000-00198 11CDP-00000-00001	Harper Addition & Remodel (Brian Banks, Planner 568-3559)	1143 Hill Road Ridgeline: N/A
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Request of Peter Becker, architect for the owners, Bob & Debbie Harper, to consider Case No. 10BAR-00000-00198 for **preliminary/final approval of an addition to the existing single family residence of approximately 370 square feet, approximately 181 square feet of remodel and accessory structure of approximately 136 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,494 square feet, an attached garage of approximately 363 square feet. The proposed project will not require grading. The property is a .26 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-003, located at **1143 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 1/10/11)

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 7-0 to grant preliminary/ final approval of 10BAR-00000-00198.

CONCEPTUAL REVIEW

4.	10BAR-00000-00126 10LUP-00000-00351	Tea Fire - Von Wiesenberger New Two Story Single Family Dwelling (Tea Fire Case Manager, Petra Leyva 568-2071)	260 East Mountain Drive Ridgeline: Yes
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Request of Penn Estes, agent for the owner, Arthur Von Wiesenberger, to consider Case No. 10BAR-00000-00126 for **further conceptual review of a new two story single family dwelling, with the first floor being of approximately 935 square feet, the second story consisting of 910 square feet and an attached garage/storage area of approximately 370 square feet.** Nothing currently exists on the parcel. The proposed project will require less than 50 feet of cut & fill. The property is a 2.47 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at **260 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/23/10, 1/10/11)

Public Comment:

Ken Radke -Mountain Drive Community Association.

MBAR Comments:

- 1. Project is going in the right direction; take drawings to the next level.**
- 2. Work out site plan and return with a preliminary grading and drainage plan which specifies grading quantities, size of retaining walls and areas of turn out and turn around.**
- 3. Re: building height: return with details clarifying extent of height overage; will need a roof plan overlaid on site topography.**
- 4. Story poles and site visit will be required; applicant to work with planner on story pole drawing.**

The Project received comments only. No Action taken. The project may return for further conceptual review/preliminary approval with the planner approval.

5. **10BAR-00000-00195** **Pudzer Single Family Addition** **590 Meadow Wood Lane**
10LUP-00000-00481 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Harrison Design Associates, architects for the owners, Pudzer Family Trust, to consider Case No. 10BAR-00000-00195 for **conceptual review, preliminary/final approval of an addition of approximately 677 square feet to the existing single family dwelling, an addition of approximately 70 square feet to the existing garage and a new covered terrace of approximately 261 square feet.** The following structures currently exist on the parcel: a 1,287 square foot single family dwelling, a 1,035 square foot attached garage, a cabana of approximately 742 square feet and pool equipment/storage of approximately 133 square feet. The proposed project will not require grading. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-081, located at **590 Meadow Wood Lane** in the Montecito area, First Supervisorial District.

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 6-0-1 (Spann recused) to grant conceptual review, preliminary/ final approval 10BAR-00000-00195.

6. **10BAR-00000-00032** **K-Corp/Carter New Single Family Dwelling** **1140 High Road**
10CDP-00000-00069 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Kyle Carter, owner, to consider Case No. 10BAR-00000-00032 for **further conceptual review of a new two-story single family residence with the first floor being approximately 2,952 square feet, the second floor being approximately 302 square feet and an attached garage of approximately 785 square feet. The project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new 5'3" tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall with historic merit, which will remain in place. The proposed project will require approximately 216 cubic yards of cut and 210 cubic yards of fill. The property is a 0.95-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Continued from 2/16/10 6/21/10, 10/11/10, 10/25/10)

Public Comment:

J' Amy Brown,
Kellum Deforest
Sally Lucey, Paul Lucey
Jack Maxwell
Erik Lassen & Carol Lassen
Julie Ann Hybert & David Hybert

MBAR Comments:

1. **MBAR appreciates progress on the project design. Massing has developed; appreciate courtyard space created by form of house. Appreciate maintenance of view up driveway to the historic water tower.**
2. **Need further design development; restudy details. Still interested in seeing elements of the original estate house integrated into the design.**
3. **Strongly recommend that applicant seeks professional architectural assistance.**
4. **East elevation needs architectural solution; restudy.**
5. **Strongly object to S tiles: use barrel tiles. Additionally, one member objects to the proposed 5:12 roof pitch on the basis that, as a result, there will be too much roof visible and that it makes the house appear to be taller than one story.**

6. **Reconsider second story element.**
7. **Landscape screening will be critical.**
8. **Exterior lighting shall be minimal consistent with neighborhood context.**

No action was taken. A site visit to support further conceptual review will be necessary: applicant to stake east and west corners of first floor and to story pole second story and east roof elevations. Applicant to also erect a tape showing height of proposed screen hedge. Tony Spann recused himself from the discussion.

7. **10BAR-00000-00208** Sheldon New Two Story Single Family Dwelling & Garage Remodel 1530 Miramar Beach Drive
(No Planner Assigned) Ridgeline: N/A

Request of AB Design Studio, architect for the owners, Michael & Nancy Sheldon, to consider Case No. 10BAR-00000-00208 for **conceptual review 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 or will not require grading. 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.

Public speakers:

Phil Hogan
Dennis Phelps
Wayne Ashcroft
Michael Lodato
Roger Wayland

MBAR Comments:

1. **In favor of the direction the project is heading.**
2. **Confirm existing ground plan datum with planner to ascertain height as measured per ordinance.**

Need Planning Commission to give MBAR direction about how FARs on multiple lots to be merged are to be handled with the understanding that merging lots can be visually beneficial.

The Project received comments only. No Action taken. The project may return for further conceptual review. Tony Spann was absent from the discussion.

8. **10BAR-00000-00157** 670 Hot Springs Road Trust, LLC Addition 670 Hot Springs Road
10DVP-00000-00015 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Chris La Rosa architect for the owners, 670 Hot Springs Road Trust, LLC, to consider Case No.10BAR-00000-00157 for **further conceptual review of an addition to an existing single family residence of approximately 6,345 square feet (including 1st floor addition of approximately 3,459 square feet and 2nd floor addition of approximately 3,787 square feet), conversion of an existing crawl space and mechanical space of approximately 2,753 square feet into living area, basement addition of approximately 2,221 square feet (including approximately 792 square feet of living space and approximately 1,429 of mechanical space), construction of a new 792 square foot tea house/studio, construction of a new detached garage of approximately 552 square feet, and two new**

detached garages of approximately 672 square feet each. An existing garage of 382 square feet would be demolished. The following structures currently exist on the parcel: two-story residence of approximately 8,022 square feet with basement of approximately 2,267 square feet, mechanical space of approximately 1,223 square feet and crawl space of approximately 2,983 square feet, two-story residential second unit of approximately 2,286 square feet, maintenance building of approximately 997 square feet, shop of approximately 960 square feet, and detached garages of approximately 945 square feet, and detached garage of approximately 382 square feet. The proposed project will require approximately 872 cubic yards of cut and approximately 66 cubic yards of fill. The property is a 10.9 square foot parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-130-001, located at **670 Hot Spring Road** in the Montecito area, First Supervisorial District. (Continued from 11/22/10)

Public Comment:

Anne Marie Cepkauskas

- 1. Not convinced that size, bulk and scale are appropriate; on the one hand, this estate is characteristic of historic Montecito estates; on the other hand, development is getting very dense. Given facilities (including a catering kitchen and a commercial laundry) some concern that this will not function simply as a SFD. Will need input from MPC Re: project FAR.**
- 2. Style appears acceptable and appropriate to an estate. However, design development and detailing will appropriately be dealt with following the MPC's determination of size, bulk, scale and FAR.**
- 3. Day lighting basement, while not counted in FAR may receive negative comments by the PC given the size of the overall structure. South facing elevation of the structure appears to be three stories.**
- 4. Existing and proposed new development is located in the center of the lot, so MBAR is comfortable that sitting is appropriate. Regardless, landscape screening is a big issue and screening will need to be amplified particularly as seen from the west looking east into the site.**
- 5. Consider moving entry off the quiet lane to lessen traffic burden on and achieve compatibility with existing smaller homes off that lane.**

The project received comments only. No Action taken. The project may return for further conceptual review/preliminary approval after it is heard by the Montecito Planning Commission. Tony Spann was absent from the discussion.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Eichelberger, and carried by a vote of 6 to 0 (Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 7, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:12 P.M.