



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of JANUARY 25, 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 Ketzal	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:

Marsha Zilles	
Michele Michaelson	
Raymond Ketzal	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Sharon Foster	- MBAR Secretary
Alice McCurdy	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Peter Edwards

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

Tracy Willfong, resident, spoke to the Board regarding the Montecito Walk to School Trail Program. Ms. Willfong distributed pamphlets about this program, and asked the MBAR to keep landscaping away from the edge of roads to help with line of sight and to accommodate trails.

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Zilles and carried by a vote of 5-1-1 to (Edwards absent, Zilles abstained) to: approve the changes to the agenda.

Item # 3 Baroni/Owens New Artist Studio, Cabana, Pool and Spa, will come before MBAR for conceptual review only. It was noticed and agendized to be heard for conceptual/preliminary approval.

III. MINUTES: Nulty moved, seconded by Michaelson and carried by a vote of 4-1-1 to (Zilles abstained, Edwards & Maphis absent) to approve the Minutes of January 4, 2010.

residential structure currently exists on the parcel: a beach cottage/residence of approximately 1,700 square feet (net). The proposed project will require approximately 80 cubic yards of cut and approximately 80 cubic yards of fill over an estimated land area of 500 square feet. The property is an approximately 6,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-034, located at **1554 Miramar Beach Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/05, 12/05/05, 9/11/06, and 10/17/06, 5/5/2010)

STAFF COMMENTS:

Errin Briggs, Planner noted that the project before the MBAR was approved by the MPC in May 2007, and the MBAR granted preliminary approval in May 2008. These were the appealable actions for the project. The MBAR purview today is limited to issues involving a determination of substantial conformity with the preliminary approval, as well as consideration of final architectural details.

Public Comments:

Phil & Liz Hogan
Doris Binion
John Densmore
Greg Huglin
Bill Palladini
John Perry

MBAR Comments:

- 1. The plans look complete.**
- 2. The changes to the lighting looks good.**
- 3. On the upper deck, two wall lights should be replaced by two recessed low wall lights.**
- 4. On the middle deck, two outdoor lights should be eliminated.**

ACTION: Nulty moved, seconded by Maphis and carried by a vote 4-1-2 (Edwards absent, Michaelson & Zilles opposed) to grant final approval of 05BAR-00000-00276.

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|-----------------------------|----------------------------------|-------------------------------|
| 2. 09BAR-00000-00204 | Briggs New 3 Car Garage | 1411 School House Road |
| 09LUP-00000-00541 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Hekar Rivera, agent for the owner, Matthew L. Briggs, to consider Case No. 09BAR-00000-000204 for **preliminary/final approval 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. 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. (Continued from 1/4/2010)

MBAR Comments:

- 1. All checklist items have been met.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote 6-0 (Edwards absent) to grant final preliminary/final approval of 09BAR-00000-00204.

3.	10BAR-00000-00003 10LUP-00000-00012	Baroni/Owens New Artist Studio Cabana, Pool and Spa (Brian Banks, Planner 568-3559)	974 Park Lane Ridgeline: N/A
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Request of Harrison Design Associates architect for the owners, Marco Baroni & Chelsea Owens, to consider Case No.10BAR-00000-00003 for **conceptual review/preliminary approval of a new artist studio of approximately 684 square feet and a cabana of approximately 711 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 2,008 square feet, an attached garage of approximately 480 square feet and a potting shed of approximately 146 square feet. The proposed project will require approximately 400 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-030, located at **974 Park Lane** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- 1. This is an attractive project and is well-integrated into the site.**
- 2. MBAR likes the way the building is built into the hill, as well as the use of skylights.**
- 3. The development is modest in relation to the size of the property.**
- 4. Story poles are not needed.**
- 5. The project needs landscaping; at the next review landscaping details such as plant list and sizes need to be provided.**
- 6. The southwestern corner of the pool deck will be a visual projection and needs landscaping to wrap around it.**
- 7. In order to look natural, the rock wall should use boulders of various sizes.**

Comments only. Project may return for preliminary/final approval with the approval of the planner.

4.	09BAR-00000-00210 09LUP-00000-00545	Hosmer Adobe Additions and New Barn (Julie Harris, Planner 568-3518)	461 San Ysidro Road Ridgeline: N/A
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Request of Central Coast Real Estate, LLC, agent for the owners, 461 San Ysidro, LLC, to consider Case No.09BAR-00000-00210 for **conceptual review of restoration and rehabilitation of the Hosmer Adobe including the following additions: approximately 436 square feet to the adobe residence, approximately 172 square feet to the water tower/lean to structure with reconstruction of the water tank, and approximately 93 square feet to the cottage/guesthouse, and a new barn of approximately 1,896 square feet ground floor, 752 square foot hayloft and 1,896 square foot basement.** The following structures currently exist on the parcel: Hosmer Adobe residence of 1,321 square feet, water tower/lean to structure of 400 square feet and cottage/guesthouse of 197 square feet. The proposed project will require a currently unknown quantity of cut for the barn basement. The property is a 0.81-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-710-019, located at **461 San Ysidro Road** in the Montecito area, First Supervisorial District.

STAFF COMMENTS:

Julie Harris, Planner, noted that the project received positive input from the Historic Landmarks Advisory Commission (HLAC). The Hosmer adobe, water tower with shed, cottage, and three trees (two of which remain) are all landmarks. The project is ministerial but may need to go back to the HLAC. Some of this property is dedicated to open space per the Quinta Isabella project approval. The county ordinances do include some special provisions for historic structures.

Public Comment:

Bill Palladini, Montecito Association
John Perry, neighbor

MBAR COMMENTS:

1. This is an exciting, long overdue project, and makes good use of the site and its historic structures.
2. The rural aspect, the barn replica, and the use of historic materials are well done.
3. Upon project completion the site will look like it hasn't changed.
4. The proposal is much superior to the prior project.
5. The project site is very well screened from the adjacent roads.
6. The low stone wall feature is very nice.
7. The scale and proportions of the barn look good. If there is an issue with the scale or height of the barn, it can be dealt with by moving the structure out of the setback.
8. Another acceptable way to deal with the height issue would be to make the back section of the barn a shed.
9. The water tower could be considered an architectural feature and thus be allowed the greater height that would result from its restoration.
10. The applicant should consider using the water tower as a sustainable element, i.e. a cistern.
11. The basement raises concerns; it is not clear that a basement would be part of a barn replica.
12. Landscaping should use the same vocabulary and should look old (i.e. not all rimmed/edged out).
13. The inner court is a nice feature, and could have garden beds.
14. The legal issues regarding the reservation of easement from the Quinta Isabella project need to be addressed.
15. Story poles will be required and should be done for the MPC and MBAR simultaneously.

Comments only. Story poles. Project to return for further conceptual review after being heard by the Montecito Planning Commission.

5.	10BAR-00000-00001	Couch Garage Attic Addition	260 Gould Lane
	10CDP-00000-00001	(J.Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of John Watson architect for the owners, Tim and Lisa Couch, to consider Case No. 10BAR-00000-00001 for **conceptual review of an addition to an existing detached garage of approximately 376 square feet, including a new second level loft area.** The following structures currently exist on the parcel: a single family residence and existing garage of approximately 6,600 square feet. The proposed project will not require grading. The property is a 1.78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-009, located at **260 Gould Lane** in the Montecito area, First Supervisorial District.

MBAR COMMENS:

1. The project looks fine.

Comments only. Project to return for preliminary/final on consent 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 Ketzl, and carried by a vote of 6 to 0 (Edwards absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 8, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:05 P.M.