



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 26, 2009

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 3:10 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 Ketzel	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
Sharon Foster	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 30

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Nulty and carried by a vote of 7 to 0 (0 absent) to: adopt the following changes to the agenda:

Item #6- Appataker Addition, Conversion & Remodel, New Garage, New Gate, Wall and Water fountain- Continued to the meeting of February 9th 2009.

Item # 8- Hill Demo/New Single Family Dwelling- Continued to the meeting of February 9th 2009.

Item #11- MCConnell Fuel System Upgrade- Project description should not include the Bay windows and doors.

III. MINUTES: Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 to 1 (Michaelson abstained) to approve the MBAR Minutes of December 15, 2008.

	1147 Hill Road LLC New Single Family Dwelling,	
C-1. 08BAR-00000-00114	Garage and Cabana	1147 Hill Road
08CDP-00000-00072	(Sarah Clark, Planner 568-2059)	Ridgeline: N/A

Request of Patsy Stadelman, agent for the owner, 1147 Hill Road LLC, to consider Case No. 08BAR-00000-00114 for **final approval on consent** of a **new residence of approximately**

2,591 square feet, a garage of approximately 693 square feet and a cabana of approximately 351 square feet. The following structures currently exist on the parcel: residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 425 cubic yards of cut and approximately 23 cubic yards of fill. The property is a 12,228 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at **1147 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/02/08 and 6/30/08, 8/25/08)

ACTION: Zilles moved, seconded by Maphis and carried by a vote of 7-0 to grant final approval on consent of 08BAR-00000-00114.

C-2	07BAR-00000-00296	Morgan SFD As-Built Additions, Den & Stairs	1037 Monte Cristo Lane
	07CDP-00000-00120	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Arthur Morgan, agent for the owner, Alicia Morgan, to consider Case No. 07BAR-00000-00296 for **final approval on consent of as-built additions, that include an approximately 90 square foot dining room addition, an approximately 32 square foot entry tower, an approximately 4 square foot hallway and door addition, an approximately 183 square foot enclosed patio (at the south end of the dwelling), an approximately 48 square foot remodel at the south end of the dwelling, an approximately 87 square foot tile roof, a spiral stair case at atrium, an approximately 851 square foot new floor area and bath at second floor, an approximately 79 square foot art room addition, an approximately 95 square foot tower, an approximately 122 square foot trellis, an arched wall, and parapet walls on east and west side of dwelling at second floor, to an existing single family dwelling and an approximately 87 square foot new stairs, an approximately 205 square foot den and an approximately 56 square foot deck addition.** The following structures currently exist on the parcel: residence of approximately 2,484 square feet, an approximately 980 square foot detached guesthouse and an approximately 1,146 square foot detached garage. The proposed project will not require grading. The property is a 11,761 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-282-021, located at **1037 Monte Cristo Lane** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 3/24/08)

ACTION: Zilles moved, seconded by Maphis and carried by a vote of 7-0 to grant final approval on consent of 07BAR-00000-00296.

C-3	08BAR-00000-00268	McKinley Residence Addition/Remodel	1170 Glenview Road
	08LUP-00000-00708	(Brian Banks, Planner 568-3559)	Ridgeline: Urban

Request of Peter Haddad, architect for the owners, Mark and Laurie McKinley, to consider Case No. 08BAR-00000-00268 for **preliminary/final approval on consent 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. 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. (Continued from 12/15/08)

ACTION: Zilles moved, seconded by Maphis and carried by a vote of 7-0 to grant final approval on consent of 08BAR-00000-00268.

V. Election of MBAR CHAIR and VICE CHAIR.

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 7 to 0 to elect Anthony Spann as Chair and Don Nulty as Vice-Chair.

VI. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VII. STAFF UPDATE: None

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

DISCUSSION ITEM

1. Modular Housing Concept Discussion

The Montecito Board of Architectural Review will discuss a modular housing concept as an option for Tea Fire survivors.

Patsy Stadelman, Land Use Planner, from Brownstien Hyatt Farber Schreck, LLP, presenting on behalf of Michelle Kaufmann. This discussion is informational only and not site specific.

Public Comment:
Jeff Shelton

MBAR Comments:

- 1. MBAR expressed concerns over discussing or commenting on designs that are not site specific.**
- 2. MBAR looks at modular designs using the same standards as conventional construction.**

FINAL APPROVAL

**2. 00BAR-00000-00138 Music Academy of the West Donor Fountain 1070 Fairway
08CDP-00000-00045 (Holly Bradbury, Planner 568-3577) Ridgeline Urban**

Request of Suzanne Elledge, agent for the owner, Music Academy of the West, to consider Case No. 00BAR-00000-00138 for **revised final 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, 9/08/08 and 12/15/08)

MBAR Comments:

- 1. Hearing Support Staff to forward comment letter to the assigned planner.**

ACTION: Michaelson moved, seconded by Maphis and carried by a vote of 7-0 to grant revised final approval of 00BAR-00000-00138.

3. **08BAR-00000-00224** **Arroyo-Cal Management LLC.** **1570 Bolero Drive**
08LUP-00000-00546 **Demo/Rebuild SFD** **Ridgeline: N/A**
(Seth Shank, Planner 568-2054)

Request of Ken Mineau, architect for the owner, Gordon Eskstrand, to consider Case No. 08BAR-00000-00224 for **final approval of a new residence of approximately 4,630 square feet with an attached garage of approximately 745 square feet and a detached garage of approximately 504 square feet, pool, and pool house of approximately 796 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,682 square feet (to be demolished). The proposed project will require approximately 160 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 1.10-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-011, located at **1570 Bolero Drive** in the Montecito area, First Supervisorial District. (Continued from 10/06/08 and 11/17/08)

MBAR Comments:

1. **Do not use bright white colors.**
2. **Add a minimum of one (1) additional jacaranda tree (minimum 24" box) on the south side to soften the elevation of the cabana.**
3. **No outdoor lighting is approved as part of this plan.**
4. **Reconsider window sizing on the south elevation of the cabana.**

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 7-0 to grant final approval of 08BAR-00000-00224.

4. **08BAR-00000-00183** **Topper SFD Addition and** **171 Butterfly Lane**
08CDP-00000-000131 **New Cabana and Pool** **Ridgeline: N/A**
(J. Ritterbeck, Planner 568-3509)

Request of Tom Smith, architect for the owner, Alexia Topper, to consider Case No. 08BAR-00000-00183 for **final approval of a new cabana of approximately 377 square feet, a new pool and a new 2,030 square foot addition to the existing SFD.** The following structures currently exist on the parcel: residence of approximately 2,090 square feet and an accessory building of approximately 159 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 8/11/08, 11/03/08, 12/1/08)

MBAR Comments:

1. **Substitute Pittosporumandulatum for the Myoporum.**
2. **Spacing for weep holes in the wall to be a minimum of 4' apart and with a 4" minimum weep hole diameter. Consider whether angled drainpipe construction through the wall would increase efficiency.**
3. **Any culvert crossing for the perimeter ditch will need an engineering solution.**
4. **No outdoor lighting is approved as part of this plan.**
5. **Open up the Ligustrum hedge at driveway. Maintain hedge at a 3-4' maximum height to preserve sight lines. Maintain this reduce height for a minimum distance of 20" to edge of Butterfly lane road edge of pavement.**
6. **Remove or move chain link fence out of ROW and if hedge is to remain, first obtain a Road Encroachment Permit.**

ACTION: Maphis moved, seconded by Ketzal and carried by a vote 6-0-1 (Spann abstained) to grant final approval of 08BAR-00000-00183.

5. **Lindsey New Single Family Dwelling**
08BAR-00000-00189 Garage & Cabana 2535 Sycamore Canyon Road
08LUP-00000-00596 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Thiep Cung, architect for the owners, Joan and Jim Lindsey, to consider Case No. 08BAR-00000-00189 for **final approval of a new residence of approximately 12,195 square feet, a detached garage of approximately 800 square feet and a new pool cabana of approximately 230 square feet.** The following structures currently exist on the parcel: a detached residential second unit of approximately 996 square feet, a one-car garage of approximately 230 square feet and a four-car garage of approximately 841 square feet. The proposed project will require approximately 1,665 cubic yards of cut and no fill. The property is a 16.440 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at **2535 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 8/25/08, and 12/01/08)

Public Comment:
Bob Gale

- MBAR Comments:**
1. Very nice.
 2. Lighting, colors, landscaping is okay.
 3. Add color specifications to the plan set.

ACTION: Zilles moved, seconded by Ketzal and carried by a vote of 4-2-1- (Nulty & Michaelson opposed, Spann abstained) to grant final approval of 08BAR-00000-00189.

PRELIMINARY APPROVAL

6. **Aptaker Addition Conversion and Remodel, New Garage,**
08BAR-00000-00254 New Gate and Wall and Water Fountain 671 Buena Vista Ave.
08LUP-00000-00671 (Lisa Martin, Planner, 568-2032) Ridgeline: Urban

Request of Jeff Shelton, architect for the owners, Pat and Evan Aptaker, to consider Case No. 08BAR-00000-00254 for **preliminary/final approval of a first floor addition of approximately 498 square feet, a second story addition of approximately 88 square feet and a conversion of the existing approximately 736 square foot garage to a habitable space, a first and second floor addition of approximately 586 square foot and a new approximately 456 square foot attached garage, as well as changes to the existing driveway, parking and patio areas, new entry gates and miscellaneous hardscape and landscape changes.** 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 Ave.** in the Montecito area, First Supervisorial District. (Continued from 12/15/08)

ACTION: Zilles moved, seconded by Maphis and carried by a vote of 7-0 to continue 08BAR-00000-00254 to the February 9, 2009 MBAR meeting. See Agenda Status Report.

CONCEPTUAL REVIEW

7. **Abulafia Family**
08BAR-00000-00258 New Pool and Cabana 1132 Channel Drive
08CDH-00000-00039 (Julie Harris, Planner 568-3518) Ridgeline: N/A

1. **Concerned with size/bulk/scale.**
2. **Shorten the length of building façade.**
3. **Restudy the garage and turn-around area.**
4. **Respect the 30% slope and Hillside/Ridgeline policies.**
5. **Watch scarring as a result of driveway improvements.**
6. **Consider branching off of existing driveway at a point much further from the street entrance.**
7. **Work to reduce visibility of south facing slope.**
8. **Walls should be no higher than 6', preferably 4' or lower where feasible.**
9. **Erect story poles, stake driveway, flag trees to be removed, First site visit to be schedule an informal view of staking, tree flagging and general location of development. Second site visit to include a formal review of story poles.**

Project received conceptual review only. No action taken.

10. 08BAR-00000-00274 Harcourt Rebuild Cabana 778 Cold Springs Road

(No Planner assigned)

Ridgeline: N/A

Request of Carl Schneider, architect for the owner, Perri Harcourt, to consider Case No. 08BAR-00000-00274 for **conceptual review of a new pool, spa and cabana of approximately 794 square feet square feet.** The following structures currently exist on the parcel: an approximately 9,820 square foot residence, a 2,680 square foot guesthouse and a 1,302 square foot carport/garage and a 440 square foot tool shed and a 208 square foot cabana to be demolished. The proposed project will not require grading. The property is a 3.29 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-220-010, located at **778 Cold Springs Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **Colors to match existing.**
2. **Return on consent.**

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent.

11. 09BAR-00000-00003 McConnell Fuel System Upgrade 1476 E. Valley Road

(No Assigned Planner)

Ridgeline: N/A/

Request of B&T Contractors, agent for the owners, Jon McConnell, to consider Case No. 09BAR-00000-00003 for a **conceptual review of a fuel system upgrade and installation of rear bay windows and doors.** The following structures currently exist on the parcel: Service Center Building of approximately 1, 375 square feet. The proposed project will not require fill and will not require grading. The property is a 8,800 square foot parcel zoned CN and shown as Assessor's Parcel Number 011-200-074, located at **1476 E. Valley Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **MBAR can make findings for the MOD request, based on protection of historic resources, the minor nature of the request, and the better architectural design.**
2. **Study screening on the western property line.**

Project received conceptual review only. No action taken. Applicant may return for preliminary/final approval.

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| 12. | 08BAR-00000-00262 | Phillips Addition and Remodel | 1037 Alston Road |
| | 08MOD-00000-00017 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |
| | 08LUP-00000-00323 | | |

Request of Adele Goggia, architect for the owner, Charles Phillips, to consider Case No. 08BAR-00000-00262 for a **conceptual review and preliminary approval of a Modification to reduce the 20-foot side setback by up to 7 feet to allow for the construction of a 1st floor addition approximately 431 square foot in total NET area (includes a new 90 square foot kitchen area and a new 341 square foot bedroom, of which, approximately 46 square foot and 126 square foot respectively, are within the existing side setback). The resulting SFD will be approximately 7,156 square foot in size. Also included in this Modification is a new 71 square feet basement addition and a new exterior stairway of approximately 80 square feet, both located entirely within the existing setback). Finally, approximately 575 square foot of the eastern wing of the existing SFD is also a part of this Modification so as to allow structural alterations as well as interior and exterior remodels and window alterations. All structural alterations will be subject to review and approval of a follow-up Land Use Permit.** The proposed project will not require grading. The property is a 3.06 acre 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.

MBAR Comments:

- 1. MBAR can make findings for the MOD request, based on protection of historic resources, the minor nature of the request, and the better architectural design.**
- 2. Study screening on the western property line.**

ACTION: Ketznel moved, seconded by Zilles and carried by a vote of 5-0-1 (Spann abstained, Michaelson absent) to grant preliminary approval of 08BAR-00000-00262 to the February 9, 2009 MBAR meeting. Applicant may return for final approval.

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| 13. | 08BAR-00000-00281 | Hogan Addition | 30 Miramar Avenue |
| | 08CDH-00000-00046 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Glen Deisler, architect for the owners, Phillip & Elizabeth Hogan, to consider Case No.08BAR-00000-00281 for **conceptual review of an approximately 111 square foot first floor addition and approximately 685 square foot second floor addition to the existing residence and a attached 2 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of 1,501 square feet and storage shed of approximately 158 square feet. The proposed project will require approximately 2 cubic yards of cut and approximately 13 cubic yards of fill. The property is a 7,445 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-344-004, located at **30 Miramar Avenue** in the Montecito area, First Supervisorial District. Assessor's Parcel Number 009-344-004, located at **30 Miramar Avenue** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Consider a wood cap on the railing.**

Project received conceptual review only. No action taken. Applicant may return for preliminary approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Ketznel, and carried by a vote of 5 to 0 (Michaelson & Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 9,

2009, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:58 P.M.

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