



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES Meeting of February 7, 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 in attendance.

NUMBER OF INTERESTED PERSONS: 6

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT:

Item #3-10BAR-00000-00169, 995 Properties Limited Addition & Remodel

The project was agendized for further conceptual/preliminary approval and will only be heard as further conceptual at the agent's request.

III. MINUTES: Palladini moved, seconded by Spann and carried by a vote of 5-0 (Eichelberger and Nulty absent) to approve the Minutes of January 24, 2011 as amended.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

V. STAFF UPDATE: Briefing was given by Anne Almy on the Board of Supervisor's action on Coastal Commission suggested modifications to the LUDC for coastal commission certification.

Petra Leyva, Tea Fire Manager, updated the MBAR member's on the progress of the Tea Fire Road Improvements that the Home owners have been working on with the Montecito Fire Department. The

resident's have formed a Mello-Roose to finance the road work. The road improvement work will be done in segments.

VI.

STANDARD AGENDA:

1. 09BAR-00000-00159 Simon New Service Gate, Wall & Columns 663 / 665 Buena Vista
09ZCI-00000-00075 (Julie Harris, Planner 568-3518) Ridgeline: Urban
09CUP-00000-00043

Request of Ken Mineau, architect for the owners, Herb & Bui Simon, to consider Case No. 09BAR-00000-00159 for **preliminary/final approval of a new service entry gate with columns approximately 8 feet 8 inches tall, gate 8 feet tall, and wall 8 feet tall within the front and side setbacks, and a new black chain link fence 8 feet tall along the southern, western and northern property boundaries.** The following structures currently exist on the parcel: single family residence, a pool, pool cabana, and tennis court. The proposed project will not require grading. The properties are a 5.19-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-130-064 and a 1.47-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **663 and 665 Buena Vista** in the Montecito area, First Supervisorial District. (Continued from 10/26/09, 2/8/10) (Appearance by Ken Minoit)

ACTION: Maphis moved, seconded by Spann and carried by a vote of 6-0 (Nulty absent) to grant preliminary/ final approval of 09BAR-00000-00159 with the following conditions:

- 1. Additional hedge materials where needed shall be installed at 15 gallon size and at five foot on center spacing's.**
- 2. Additional hedge materials shall match adjacent hedge materials.**
- 3. Exterior light fixtures shall be equipped with 13 watt florescent lamps or equivalent.**

CONCEPTUAL REVIEW

2. 11BAR-00000-00007 Bruss Demo/New SFD 645 San Ysidro Road
(No Planner Assigned) Ridgeline: N/A

Request of Richard Starnes, architect for the owner, Wendy Bruss, to consider Case No. 11BAR-00000-00007 for **conceptual review of new two story single family dwelling with the first floor being approximately 2,931 square feet, the second story being 1,766 square feet, a basement of approximately 1,105 square feet. an attached garage of approximately 882 square feet and a pool house of approximately 800 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,012 square feet and an attached carport of approximately 340(all to be demolished). The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-009, located at **645 San Ysidro Road** in the Montecito area, First Supervisorial District.(Appearance by Richard Starnes)

MBAR Comments:

- 1. The project is +10% over recommended FAR; because contiguous neighbors are consistent with FARs for their lots, the MBAR would not be able to support the project without a reduction in square footage.**

2. **With the decks, the house mass will appear larger than the actual square footage as calculated; additional reason for a reduction in square footage overall. Consider pulling master terrace back.**
3. **MBAR appreciates the style of the house, likes the roof pitch, the increased setbacks from the street, the quality of the roofing and the thickness of the walls.**
4. **Restudy scale and detailing of south elevation to render it less stark and imposing in its location uphill of the southerly neighbor.**
5. **Reconsider use of shutters.**
6. **Restudy elevated spa element.**
7. **Consider using four garage doors rather than two.**
8. **Site planning and circulation look good; consider reducing total amount of paving in the front yard in favor of additional landscaping.**
9. **Will need a landscape plan that includes replacement plantings for the loss of the existing redwood, olives and pine in the center of the lot.**
10. **Preserve existing hedge on the north side of the property when installing proposed wall.**
11. **Will need a site visit with the highest roof story poled and the pool and pool house staked in the field.**

No action taken. Project received comments only and can return for preliminary/final approval after a planner has been assigned.

3. **10BAR-00000-00169 995 Properties Limited Addition & Remodel 995 Hot Springs Road**
11LUP-00000-00010 (Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of Kevin Moore, Shubin & Donaldson architect for the owners, 995 Properties Limited, to consider Case No. 10BAR-00000-00169 for **further conceptual review/preliminary approval of an addition to an existing two story residence of approximately 430 square feet to the first floor and approximately 956 square feet to the second floor. Also proposed is a new bbq/outdoor kitchen patio area with patio cover of 504 sq. ft., roof change from tile to copper standing seam, and new balcony at the east elevation.** The following structures currently exist on the parcel: a two story single family dwelling, with the first consisting of 1,765 square feet, and the second floor consisting of 763 square feet and an attached garage of approximately 711 square feet, a cabana of approximately 750 square feet, and a carport of approximately 800 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.62 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-036, located at **995 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/22/10)

Public Comment:

Susan Petrovich- Agent for the neighbor.

MBAR Comments:

1. **MBAR is struggling with compatibility between the starkly contemporary new design elements and the existing 1980's Spanish house. Use of metal roofing on entire house will help integrate the addition with the existing home and is a good start, but will need more connecting elements, including color.**
2. **Contemporary new element is elegant.**
3. **Because the project includes a request for a modification to height, applicant must demonstrate that project is not visible to the public. Existing house already has a second story element; it would be acceptable to add a new master bedroom within that height context.**

4. **Project appears well screened during the day. However, testimony from the public indicates that night lighting will adversely affect neighbor to the west; applicant to propose measures to control light; work with neighbor on solutions. Consider planting in landscape easement to screen night lighting (may be unachievable). Consider reducing extent of glass through use of ipe screen. Study glass options including product that electronically turns opaque.**
5. **MBAR appreciative of design flexibility and solution orientation shown by architect during the review.**

No action taken. Project received comments only. Spann recused himself from the discussion. The project may return for preliminary approval with the case planner's approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Maphis, and carried by a vote of 6 to 0 (Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 28, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:40 P.M.