



# COUNTY OF SANTA BARBARA

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
AMENDED MINUTES  
Meeting of February 8, 2010**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

**The project description for item #7, Simon New Service Gate, Wall & Columns- 09BAR-00000-00159, was amended to reflect the project description on the submitted planner memo dated February 8, 2010.**

Marsha Zilles                      Anthony Spann - **Chair**  
Michele Michaelson            Don Nulty                      - **Vice Chair**  
Raymond Ketzal                 David Villalobos - **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 Ketzel  
Donald Nulty                      Vice Chair  
Anthony Spann                      - Chair  
Sam Maphis  
Peter Edwards  
Sharon Foster                      - MBAR Secretary  
Alice McCurdy                      - Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** No changes were made.

**III. MINUTES:** Nulty moved, seconded by Michaelson and carried by a vote of 4-0-1 to (Maphis & Zilles absent, Edwards abstained) to approve the Minutes of January 25, 2010 with revisions.

<b>C1. 10BAR-00000-00001</b>	<b>Couch Garage Attic Addition</b>	<b>260 Gould Lane</b>
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 **preliminary/final approval on consent 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. (Continued from 1/25/10)

**ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 5-0 (Maphis, Zilles absent) to grant preliminary/ final approval on consent of 10BAR-00000-00001.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None**

**VI. STAFF UPDATE: A copy of the coordinated City and County process for Coast Village Road projects was distributed to all Board members in their packets.**

**STANDARD AGENDA:**

- |           |                          |  |                             |
|-----------|--------------------------|--|-----------------------------|
| <b>1.</b> | <b>09BAR-00000-00191</b> | <b>Encell Accessory Structure</b>      | <b>801 Hot Springs Road</b> |
|           | 09LUP-00000-00492        | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A              |

Request of James Macari, architect for the owner, Dan Encell, to consider Case No. 09BAR-00000-00191 for **final approval of a detached accessory structure (a playhouse and storage structure) of approximately 729 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,348 square feet with attached garage of approximately 425 square feet and a pool & cabana of approximately 424 square feet. The proposed project will require approximately will not require grading. The property is a .89 acre parcel zoned 2.E.1 and shown as Assessor's Parcel Number 011-260-023, located at **801 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued form 12/14/09)

**MBAR COMMENTS:**

- 1. MBAR has no issues with the project.**

**ACTION: Edwards moved, seconded by Michaelson and carried by a vote 5-0 (Maphis & Zilles absent) to grant final approval of 09BAR-00000-00191.**

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|-----------|--------------------------|--|----------------------|
| <b>2.</b> | <b>10BAR-00000-00003</b> | <b>Baroni/Owens New Artist Studio<br/>Cabana, Pool and Spa</b> | <b>974 Park Lane</b> |
|           | 10LUP-00000-00012        | (Brian Banks, Planner 568-3559)                                | Ridgeline: N/A       |

Request of Harrison Design Associates architect for the owners, Marco Baroni & Chelsea Owens, to consider Case No.10BAR-00000-00003 for **preliminary/final 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. (Continued from 1/25/10)

**MBAR COMMENTS:**

- 1. It would be nice to have some trees incorporated into the landscaping to soften the foreground.**

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote 4-0-1 (Maphis & Zilles absent, Spann abstained) to grant final approval of 10BAR-00000-00003.**

3. **09BAR-00000-00148**                      **Turicchi Addition/Garage/Decks**                      **1355 E. Mountain Drive**  
09LUP-00000-00379                      (Errin Briggs, Planner 568-2047)                      Ridgeline: N/A

Request of Tom Meaney, architect for the owner, Scott Turicchi, to consider Case No. 09BAR-00000-00148 for **preliminary approval of an addition to the first floor of the single family dwelling of approximately 106 square feet, an addition of approximately 300 square feet to the second floor, construction of a new covered terrace of approximately 456 square feet and a new detached garage/study of approximately 800 square feet.** The following structures currently exist on the parcel: a two story single family residence of approximately 4,446 square feet with the first floor consisting of approximately 3,986 square feet and the second floor consisting of 460 square feet, a basement of approximately 560 square feet, a carport of approximately 420 square feet, to be demolished and guesthouse consisting of 665 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 10/12/09)

**MBAR COMMENTS:**

1. **Expansion of the existing detention basin needs to be noted on the plans.**
2. **Expanding the existing hedgerow of Arbutus should be fine volume-wise to green-up the back of the building and screen it from the neighbors. Two or three of the 15 gallon plantings should be replaced with 24 inch box size plantings to get some instantaneous height.**
3. **Project to return on consent with these changes.**

**ACTION: Maphis moved, seconded by Spann and carried by a vote 7-0 to grant preliminary approval of 09BAR-00000-00148. Project may return for final on consent with approval of the planner.**

**CONCEPTUAL REVIEW**

4. **09BAR-00000-00037**                      **Tolles New Two Story Residence,**  
**Detached Garage Demo/Remodel**                      **602 Parra Grande Lane**  
09LUP-00000-00112                      (Kimberley McCarthy, Planner 568-2005)                      Ridgeline: N/A

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00037 for a **preliminary approval of a new two story residence of approximately 5,430 total square feet including 3,151 square feet for the first floor and including approximately 2,279 square feet for the second floor, and a detached 3 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a 3 unit residential building of approximately 1,867 square feet, to be demolished, a garage of approximately 970 square feet. The proposed project will require approximately 1100 cubic yards of cut and approximately 1500 cubic yards of fill. The property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 3/23/09, 10/12/10)

**PUBLIC COMMENT:**  
**Claire Gottsdanker**

**MBAR COMMENTS:**

1. **The new wall proposed on the property line along Parra Grande raises concerns with regard to safe pedestrian access.**

2. Mitigation oak trees 5M2-5 and 5M3-5 need to be planted at a minimum of 36 inch box size.
3. The plant sizes on the eastern property line across from the garage need to be increased.
4. The hedge material on the north side of the driveway should be 15 gallon, with some 24 inch box specimens.
5. The Laurus nobilis shown as 15 gallon should be planted at 24 inch box size.
6. The Laurus nobilis should be planted 30-40% tighter and should be staggered to provide full screening.
7. The Arbutus marinus shown as 15 gallon should be replaced with a 48 inch boxed plant.
8. The applicant should work with the neighbor to make sure that landscaping provides for privacy.
9. With the amount of hardscape onsite, it should be as permeable as possible. Gravel would be better than decomposed granite.
10. Consider constructing a swale/dry creek on the south side of the driveway.
11. A specimen tree (36 inch box size or larger) should be added at the northwest corner of the site. Such a tree would screen the long axis of the house and would still allow light into the garden.
12. Final details to be worked out at Final MBAR review.

**ACTION:** Spann moved, seconded by Maphis and carried by a vote 6-0-1 (Zilles abstained) to grant preliminary approval of 09BAR-00000-00037.

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| 5. | <u>09BAR-00000-00162</u><br>09LUP-00000-00419 | <u>Tolles New Two Story Residence,<br/>Detached Garage Demo/Remodel</u><br>(Kimberley McCarthy, Planner 568-2005) | <u>602 Parra Grande</u><br>Ridgeline: N/A |
|----|---|---|---|

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00162 for a **conceptual review/preliminary approval of a remodel/reconfiguration of an existing non-conforming triplex of approximately 2,436 total square feet with an attached garage of approximately 620 square feet into one single family dwelling of approximately 2,065 square feet, an attached garage of approximately 620 square feet and attached accessory structure totaling 341 square feet, including storage or approximately 371 square feet.** The following structures currently exist on the parcel: a 3 unit residential building with an attached garage of approximately 3,056 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .77 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the Montecito area, First Supervisorial District.

**MBAR COMMENTS:**

1. On the southern property line, the spacing of Laurinus should be four feet on center, rather than 6 feet on center.

**ACTION:** Spann moved, seconded by Michaelson (Zilles abstained) and carried by a vote 6-0-1 to grant preliminary approval of 09BAR-00000-00162.

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| 6. | <u>10BAR-00000-00009</u><br>10CDP-00000-00006 | <u>Topper Addition</u><br>(Kimberley McCarthy, Planner 568-2005) | <u>171 Butterfly Lane</u><br>Ridgeline: N/A |
|----|---|--|---|

Request of Tom Smith architect for the owner, David Topper, to consider Case No. 10BAR-00000-00009 for **conceptual review of an addition to a single family residence of approximately 162 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4190 square feet, a pool house of approximately 337 square feet and a accessory structure of approximately 176 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District.

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

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|---|---|--|
| <b>7. 09BAR-00000-00159</b><br>09ZCI-00000-00075<br>09CUP-00000-00043 | <b>Simon New Service Gate, Wall &amp; Columns</b><br>(Julie Harris, Planner 568-3518) | <b>663 Buena Vista</b><br>Ridgeline: Urban |
|---|---|--|

Request of Ken Mineau, architect for the owners, Herb & Bui Simon, to consider Case No. 09BAR-00000-00159 for **further conceptual review 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 setback, 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 property is a 5.19 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-130-064, located at **663 Buena Vista** in the Montecito area, First Supervisorial District. (Continued from 10/26/09)

**PUBLIC COMMENTS:**

**Montecito Association letter: A long Buena Vista, the wall should not exceed six feet, consistent with the Montecito Architectural Guidelines.**

**MBAR COMMENTS:**

1. **The revised project has addressed design issues; it is more subservient to the historic gate, and allows more landscaping.**
2. **The MBAR likes the pilaster moved back.**
3. **There is consensus that the gate and wing wall should be moved back to 50 feet from the centerline of the road. At that setback, an 8 foot gate is ok.**
4. **Assuming there is no objection from the immediate neighbor, and due to the existing gate's historic significance, architecturally it is appropriate to have the new gate and pilasters match the existing 8 foot wall.**
5. **The wall should be opened up south of the gate to eliminate the deep recess and concerns about indefensible space.**
6. **Another option for this area would be to install motion detecting lights.**
7. **With regard to questions about scrollwork on top of the gate and decorative hinges, the gate should be kept simple as it is a secondary gate.**
8. **The historic gate could be made a relic by removing the asphalt in front of the gate and installing landscaping in that area. Alternatively, the area in front of the old gate could retain two tire tracks, with a low groundcover between them.**
9. **An 8 foot fence could be scaled with a ladder. Security is not an adequate reason to support a wall exceeding six feet in height.**
10. **The fence does not need to be 8 feet in height around the perimeter.**
11. **Removing an existing fence can require substantial vegetation removal.**
12. **An 8 foot tall fence could be ok if the neighbors are notified and have the opportunity to comment if impacted. Whether an 8 foot fence would be acceptable would depend on how it is done.**
13. **The architect should talk with the Montecito Fire Department to determine what kind of signage they want.**

**The project received comment's only. Project may return for preliminary approval after being heard by the Montecito Planning Commission and with the planner's approval.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Nulty, and carried by a vote of 6 to 0 (Span absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 22, 2010 in the*

***Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 5:02 P.M.

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