



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 12, 2007**

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
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 3:05 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles
Michele Michaelson
Raymond Ketzal
Donald Nulty Vice Chair
Anthony Spann - Chair
Peter Edwards
David Villalobos - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: Sam Maphis

STAFF MEMBERS PRESENT:

Jim Heaton, Planner, Development Review
Selena Buoni, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Ketzal moved, seconded by Michaelson, and carried by a vote of 4 to 0 (Maphis, Zilles, Nulty absent) to adopt the following changes to the agenda:

Item No. 1 – Stewart/Kahmann Demo/New SFD (06BAR-00000-00256) – Dropped from the Standard Agenda.

III. MINUTES: Michaelson moved, seconded by Edwards, and carried by a vote of 4 to 0 (Maphis, Zilles, Nulty absent) to continue review of the Minutes of February 5, 2007 to the Montecito BAR meeting of February 26, 2007.

IV. MONTECITO CONSENT AGENDA:

- C-1. 06BAR-00000-00058 Clark Single Family Dwelling Addition 1136 Hill Road
06CDP-00000-00016 (Peter Imhof, Supervising Planner 568-2518) Ridgeline: N/A

Request of Larry Clark, architect for the owner, Martha Jeannette Clark, to consider Case No. 06BAR-00000-00058 for **preliminary/final approval on consent of an addition of approximately 1,093 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,116 square feet with an attached garage of approximately 399 square feet. The proposed project will not require grading. The property is a 0.42 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-007, located at **1136 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 4/10/06)

ACTION: Ketznel moved, seconded by Edwards, and carried by a vote of 4 to 0 (Maphis, Zilles, Nulty absent) to grant preliminary and final approval on consent of 06BAR-00000-00058.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

- The MBAR meeting of February 26, 2007 will be held at the Planning Commission Hearing Room downtown because the Montecito Community Hall is unavailable.
- The Hurst appeal will be reviewed at the Montecito Planning Commission hearing of February 21, 2007. Chair Spann will attend on behalf of MBAR, although other members are welcome to attend.

VI. STAFF UPDATE: None

STANDARD AGENDA:

FINAL APPROVAL

1. 06BAR-00000-00256 Stewart/Kahmann Demo/New Single Family Dwelling 90 Butterfly Lane
06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **final approval of a new residence of approximately 2,613 square feet with an attached garage of approximately 462 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 11/13/06, 11/27/06, 12/11/06, 1/08/07, and 1/22/07)

ACTION: Ketznel moved, seconded by Edwards, and carried by a vote of 4 to 0 (Maphis, Zilles, Nulty absent) to drop 06BAR-00000-00256 from the Standard Agenda. See Agenda Status Report.

PRELIMINARY APPROVAL

2. 06BAR-00000-00284 Meyer-Simon Single Family Dwelling Addition, Carport, and Retaining Wall 1570 E. Mountain Drive
06LUP-00000-01020 (Amy Trester, Planner 568-3116) Ridgeline: Urban

- **Grading to be revised around oak in back yard to limit impacts to it.**
- **Show actual color slip sample of window color at final.**

MBAR COMMENTS:

- **Grading seems to be insignificant in the area outside of the building envelope and is intended to achieve the goal of avoiding any drainage impacts to the neighbors downslope.**
- **Consider different surfaces for the driveway.**

5. **06BAR-00000-00296** 771 Garden Lane Trust Garage, Terraces,
Trellises, Fireplace, Poolhouse, Basement Storage,
Porch Addition, and Retaining Walls **771 Garden Lane**
06LUP-00000-01071 (LSA Associates 568-2518) Ridgeline: N/A

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00296 for **preliminary approval of a subterranean garage of approximately 1,198 square feet with subterranean storage of approximately 260 square feet, retaining walls and new driveway access, replacement of existing gate, expansion of existing terraces, new stair, landscape, hardscape, and lighting. Three new trellises and an outdoor fireplace will be added to the existing poolhouse, along with a new 398 square foot poolhouse basement storage area.** The following structures currently exist on the parcel: residence of approximately 10,597 square feet, guard house of approximately 500 square feet, guesthouse of approximately 800 square feet, and cabana of approximately 800 square feet. The proposed project will require approximately 915 cubic yards of cut and no fill. The property is a 5.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06) (Odom Stamps, Chad Robert appeared)

ACTION: Ketzler moved, seconded by Michaelson, and carried by a vote of 5 to 0 to 1 (Nulty recused, Maphis absent) to grant preliminary approval of 06BAR-00000-00296. Applicant to return for final.

CONDITIONS:

- **Landscape plan shall show placement of new oak trees and identify saplings to be protected as mitigation trees for the impacted oaks before LUP approval and at final BAR approval.**
- **Final approval to be seen by full board**

MBAR COMMENTS ON PROPOSED GATE REPLACEMENT:

- **Need determination from planner whether gate has CUP for the height in the setback. Proposed gate is taller than existing and may need new or revised CUP.**
- **Prefer to see gate simplified.**
- **Prefer wrought iron or wood but not a combination of both.**
- **Gate is too tall.**
- **Consider a redesign that incorporates the historic wrought iron portion. Suggest eliminating the wrought iron on the side panels and the extra scroll work/piece at the top of the center panels.**

CONCEPTUAL REVIEW

6. **07BAR-00000-00019** Hale Single Family Dwelling Addition **479 Dinsmore Lane**
07LUP-00000-00054 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owners, Rob and Christine Hale, to consider Case No. 07BAR-00000-00019 for **conceptual review of a single-story addition of approximately 1,036 square feet to the existing residence, along with a new covered entry, new covered porch, new covered patio with an outdoor fireplace (343 square feet), relocation of an existing spa, and a new 264 square foot deck.** The following structures currently exist on the parcel: residence of approximately 2,230 square feet with a detached garage of approximately 380 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-040-005, located at **479 Dinsmore Lane** in the Montecito area, First Supervisorial District. (William Cooper, Rob Hale appeared)

Project received conceptual review only. No action taken. Applicant to return for preliminary/final. The following comments were made:

MBAR COMMENTS:

- Likes the modest size of the house and all of the south facing windows.
- It is great that much of the open area around the house will be maintained.

7. **06BAR-00000-00305** Montgomery Garage **755 San Ysidro Lane**
06LUP-00000-01114 (J. Ritterbeck, Planner 568-3509) **Ridgeline: N/A**
07MOD-00000-00001

Request of Bob Easton, architect for the owner, Parker C. Montgomery, to consider Case No. 06BAR-00000-00305 for **further conceptual review and preliminary approval of a conversion of an existing pergola to a new detached 3-car garage of approximately 625 square feet and a Modification for encroachment of the proposed garage into the primary front setback.** The following structures currently exist on the parcel: residence of approximately 5,040 square feet, cabana of approximately 600 square feet, and pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 0.94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 1/08/07) (Bob Easton, Parker Montgomery appeared)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary approval of 06BAR-00000-00305. Applicant to return for final.

MBAR COMMENTS:

- No problems with the project. It is pretty well screened from the street and finds it is minor in nature and will result in a better site design, and uses the existing footings of the structure already in place rather than breaking new ground.

PUBLIC COMMENT:

- **David S. Boyd (letter)** – In opposition to proposed garage encroachment into the front setback, as maintenance of the setback requirement is important to preserve the semi-rural character of San Ysidro Lane. Concerned about visual impact of structure, screening of it from the road.

8. **07BAR-00000-00017** Grotenhuis Media Room Addition **2125 Ten Acre Road**
07LUP-00000-00052 (Amy Trester, Planner 568-3116) **Ridgeline: N/A**

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Grotenhuis, to consider Case No. 07BAR-00000-00017 for **conceptual review and preliminary/final approval of an addition of approximately 366 square feet to the existing residence.** The following structures currently

exist on the parcel: residence of approximately 3,355 square feet with attached garage of approximately 753 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-011, located at **2125 Ten Acre Road** in the Montecito area, First Supervisorial District. (Elizabeth Sorgman appeared)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5 to 0 to 1 (Ketzel abstained, Maphis absent) to grant preliminary and final approval of 07BAR-00000-00017.

**9. 07BAR-00000-00016 Jaeger Single Family Dwelling Addition 45 Humphrey Road
07CDH-00000-00004 (Selena Buoni, Planner 568-2910) Ridgeline: N/A**

Request of Tom Ochsner, architect for the owner, Jason Jaeger, to consider Case No. 07BAR-00000-00016 for **conceptual review of an addition of approximately 660 square feet to existing residence, including conversion of approximately 266 square feet of existing storage shed to habitable space, and new second floor roof deck of approximately 272 square feet.** The following structures currently exist on the parcel: residence of approximately 1,725 square feet and two detached storage sheds of 523 total square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.31 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-010, located at **45 Humphrey Road** in the Montecito area, First Supervisorial District. (Tom Ochsner, Jason Jaeger appeared)

Project received conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Address the attached storage shed.**
- **Architecturally, the hexagon structure has an odd connection to the house.**
- **Remove everything within the setback.**
- **No members can support the roof deck in that neighborhood.**
- **Generally, no objections to the layout of the house provided setbacks are met.**

PUBLIC COMMENT:

- **Caldecot Chubb (also a letter)** – Owner does a lot of renting in the neighborhood and the house has been operated with an illegal second unit. The larger storage shed has been another rental space – saw property advertised as a duplex. Believes the two sheds are not nonconforming, but have no permits. Proposed plan very troubling as shed will remain and is only 18 inches from the property line. Layout of house appears to look like it will still be used as an illegal second unit, still has this separate fencing which look like it will still be a separate rental space. Roof deck would allow people to look right down into his yard, eliminating privacy and would be a noisy entertainment area – it is right across from his bedroom.
- **Victoria Greene (letter on behalf of Chubbs)** – Opposed to project as presented. Should conform to setbacks. Roof deck creates privacy issues. Floor plan looks like a way to maintain an illegal unit.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 26, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:18 P.M.

