



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 22, 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
Bill Palladini	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Derrick Eichelberger		

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
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Bill Palladini
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Derrick Eichelberger

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 10

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.
- II. AGENDA STATUS REPORT:** No changes were made to the agenda
- III. MINUTES:** Nulty moved, seconded by Michaelson and carried by a vote of 5-0-1 (Eichelberger absent, Palladini abstained) to approve the Minutes of February 8, 2010.

C-1. 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 **final approval on consent 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, 2/8/10)

ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 5-0-1 (Eichelberger absent, Spann abstained) to grant final approval on consent of 09 BAR-00000-00148.

C-2. 10BAR-00000-00009 Topper Addition 171 Butterfly Lane
10CDP-00000-00006 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Tom Smith architect for the owner, David Topper, to consider Case No. 10BAR-00000-00009 for **preliminary/final approval on consent 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. (Continued from 2/8/10)

ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 5-1-1 (Eichelberger absent, Spann abstained) to grant preliminary and final approval on consent of 10 BAR-00000-00009.

V. **MBAR MEMBERS INFORMATIONAL BRIEFINGS: Bill Palladini was welcomed to MBAR as its newest member.**

VI. **STAFF UPDATE: No items presented.**

STANDARD AGENDA:

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

1. Discussion Item Project Clean Water Program
(Cathleen Garnand and Joy Hufschmid, Public Works)

Project Clean Water program updated the MBAR on the state storm water runoff requirements for Low Impact Development and discussion on upcoming revisions to land use application.

TEA FIRE

2. 10BAR-00000-00025 Tea Fire 252 E. Mountain Drive
Toms/Aquilino SFD Rebuild
(Petra Leyva, Project Manager 568-2071) Ridgeline: N/A

Request of Jeff Shelton, agent for the owners, Toms-Aquilino Trust, to consider Case No. 10BAR-00000-00025 for **conceptual review of two story single family residence of approximately 2712 gross square feet with a first floor of 1,952 square feet and second floor of 760 square feet, detached accessory structure of 500 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 1.00 acre/square foot parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-004, located at **252 E. Mountain Drive** in the Montecito area, First Supervisorial District.
This item was continued to the MBAR meeting of March 8, 2010.

3. 07BAR-00000-00202 Gunner Commercial Additions 1469 & 1498 East Valley Road
09ZCI-88 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Richard Gunner, to consider Case No. 07BAR-00000-00202 for **preliminary/final approval of new commercial development including two new structures and an addition to an existing structure of approximately 14,193 net square feet (total new floor area).** The new development includes the following (area reported is net floor area): **Building D, E and F of approximately 2,995 square feet (D is one story and approximately 810 square feet, E is one story and approximately 878 square feet with covered porch of 118 square feet, F is two stories and approximately 1,307 square feet with porch and balcony of 430 square feet each), Building G, H and I of approximately 1,801 new square feet (G is one story and approximately 869 square feet, H is an existing building, and I is two stories and approximately 932 square feet with a porch of 135 square feet), and Building J and K of approximately 2,100 square feet (J is one story and approximately 593 square feet with covered porch of 142 square feet and K is two stories of approximately 1,507 with covered porch of 421 square feet and second floor balcony of 268 square feet).** The following structures currently exist on the parcel: Building A of approximately 4,174 square feet with outdoor terrace/seating of approximately 766 square feet, Building B of approximately 1,411 square feet, Building C of approximately 605 square feet, Building H of approximately 1,107 square feet, retail/medical building of approximately 2,280 square feet (to be demolished), and shed of approximately 160 square feet (to be demolished). The proposed project will require approximately 800 cubic yards of cut and approximately 780 cubic yards of fill. The property is 1.42 acres (gross) zoned CN and shown as Assessor's Parcel Numbers 011-200-072, -073, -076, and -077, located at **525 & 527 San Ysidro Road and 1469 and 1498 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 9/10/07)

ACTION: Maphis moved, seconded by Palladini and carried by a vote of 5-1 (Eichelberger absent, Nulty abstained) to grant preliminary/final approval of 07BAR-00000-00202 with the following conditions:

1. The approved Site Plan refers to the submitted Landscape Drawings. The Civil and Architectural Site Plans shall be modified to conform to the approved Site Plan.
2. All new curb material shall be sandstone colored concrete. Provide the Case Planner with a detail that addresses the transition from the existing non-sandstone colored concrete curbs to the new ones.
3. The "moon-lighting" as proposed shall not exceed 20 watts incandescent (or equivalent).
4. All light sources shall be hidden either by recessed, shielded or otherwise equivalent methods.
5. The signage lighting is not a part of this approval (See 08BAR-00000-00216).

The following Comments were also made by two MBAR Members (Michaelson & Zilles) and, although these comments are not mandatory Conditions, the applicant can contact these individuals directly for further clarification should he so desire:

- A. Re-Study Building F: Consider modifying the octagonal element and second floor balconies (add more) as was designed in the previous submittal; Re-study the window shapes to revert back to the previous design submittal.

4. **08BAR-00000-00216** **Gunner Signs** **525 & 527 San Ysidro Road**
08DVP-00000-00028 (Julie Harris, Planner 568-3518) Ridgeline: N/A
08OSP-00000-00003

Request of Don Nulty, architect for the owner, Richard Gunner, to consider Case No. 08BAR-00000-00216 for **preliminary/final approval of an Overall Sign Plan for the Gunner Commercial Development to include one new monument sign and seven new under awning or wall signs, one for each new building space approved under 08DVP-00000-00028.** The following structures currently exist on the parcel: Building A of approximately 4,174 square feet with outdoor terrace/seating of approximately 766 square feet, Building B of approximately 1,411 square feet, Building C of approximately 605 square feet, Building H of approximately 1,107 square feet, retail/medical building of approximately 2,280 square feet (to be demolished under separate permit), and shed of approximately 160 square feet (to be demolished to be demolished under separate permit). There are 13 existing signs on the property, four of which will be removed and one to be relocated. The proposed Overall Sign Plan will not require grading. The property is a 1.42-acre parcel zoned CN and shown as Assessor's Parcel Numbers 011-200-072, -073, -076, and -077, located at **525 & 527 San Ysidro Road and 1496 & 1498 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 10/22/10)

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 5-1 (Eichelberger absent, Nulty abstained) to grant preliminar approval of 08BAR-00000-00216 with the following conditions:

1. On the monument sign, delete the ornamental urns atop the pillars and correct the drafting error regarding the lettering height.
2. For the blade signs, provide dimensions for the lettering height, sign height, clearance from structure above and the minimum height off the ground or finished floor level below.
3. All light sources shall be hidden either by recessed, shielded or otherwise equivalent methods and shall not exceed 20 watts incandescent (or equivalent).
4. Project may return for Final Approval on the Consent Calendar.

5. **09BAR-00000-00036** **Montecito Partners Trust Addition/Partial Demo and New Garage (Formerly the Hughes Project)** **942 Hot Springs Road**
10LUP-00000-00041 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Don Nulty architect for the owners, Montecito Partners Trust, to consider Case No. 09BAR-00000-00036 **for preliminary approval of an addition to the first floor of approximately 2,530 square feet, an addition to the second floor of approximately 2,672 square feet and a new attached garage of approximately 759 square feet with music room above.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,253 square feet, in which 1,475 square feet will demolished, and a attached garage of approximately 754 square feet, to be demolished. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 3.13 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at **942 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 3/23/09)

and shown as Assessor's Parcel Number 007-170-007, located at **555 Live Oaks** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **Project looks fine.**

ACTION: Michaelson moved, seconded by Maphis and carried by a vote 6-0-1 (Eichelberger absent) to grant preliminary approval of 10BAR-00000-00018. Project may return for final on consent with the approval from the planner.

9.	10BAR-00000-00020	Gore New SFD, Detached 3 Car Garage Cabana and Workshop	1775 Jelinda Drive
		(No Planner Assigned)	Ridgeline: N/A

Request of Steve Willson, architect for the owners, Suzanne Gore, to consider Case No. 10BAR-00000-00020 for **conceptual review of a new single family dwelling of approximately 4,663 square feet, a pool cabana of approximately 431 square feet, a detached garage of approximately 756 square feet, and a workshop of approximately 535 square feet.** Nothing currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 1.61 acre parcel zoned 2- E-1 and shown as Assessor's Parcel Number 007-530-010, located at **1775 Jelinda Drive** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **The design is cohesive with the neighborhood.**
2. **The separation between the residence and the cabana needs to be increased to 10 feet. Alternatively, the two structures could be connected.**
3. **Architect to submit a story pole plan. Story poles are needed to demarcate the garage, cabana, master bedroom and deck, and the western side of the residence.**
4. **A wall in this neighborhood used to be attractively landscaped with century plants, aloes, and decomposed granite; such a scheme might be considered here.**
5. **Consider adding a planter at the southern end of the motor court.**
6. **Grading and drainage information needs to be provided.**
7. **Project to return to the MBAR after an application for a Land Use Permit has been submitted.**

No action taken. Comments only, Maphis abstained. Project to return for preliminary approval with the approval of the planner. Story poles requested.

10.	10BAR-00000-00021	Gifford Garage Addition	2694 Sycamore Canyon Road
	10LUP-00000-00046	(Kimberley McCarthy Planner, 568-2005)	Ridgeline: N/A

Request of Bildsten & Sherwin, architect for the owners, Nancy & Michael Gifford , to consider Case No. 10BAR-00000-00021 for **conceptual review/preliminary approval of a new detached garage of approximately 600 square feet .** The following structures currently exist on the parcel: a single family residence of approximately 4,597 square feet with an attached garage of approximately 875 square feet. The proposed project will require no cut and approximately 22 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-059, located at **2694 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Palladini and carried by a vote 5-0 (Maphis & Eichelberger absent) to grant preliminary approval of 10BAR-00000-00021. Project may return for final on consent with the approval from the planner.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Spann moved, seconded by Palladini, and carried by a vote of 5 to 0 (Eichelberger & Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, March 8, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:09 P.M.