

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of February 28, 2005

Michele Michaelson
Raymond Ketzel
Donald Nulty Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Cecilia Eaton - MBAR Secretary
Julie Harris - Planner III

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

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Spann, at 3:10 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Raymond Ketzel
Donald Nulty Vice Chair
Anthony Spann - Chair
Sam Maphis
Kim Yanagihara - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: Peter Edwards and Michele Michaelson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 10+

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: J'Amy Brown – Congratulated MBAR on its two-year anniversary, doing a great job. Montecito Association will have a member attending meetings to keep up to speed on projects that come before MBAR and also to pass on any comments on projects before the Board that the MA receives from members of the public.

II. AGENDA STATUS REPORT: Ketzel moved, seconded by Maphis and carried by a vote of 4 to 0 (Edwards and Michaelson absent) to: adopt the following changes to the Agenda.

Item No. 2 – Nigro continued to March 14, 2005

Item No. 4 - Sisilli dropped

Item No. 6 - Charash continued to March 14, 2005

Item No. 9 – Warren continued to March 14, 2005

Item No 11 – Takeuchi continued to March 14, 2005

Item No. 14 – Young continued to March 14, 2005

Item No. 15 – Kelly continued to March 14, 2005

Item No. 16 – Morouse continued to March 14, 2005

III. MINUTES: Maphis moved, seconded by Ketzel and carried by a vote of 4 to 0 (Edwards and Michaelson absent) to approve the Minutes of February 7, 2005.

IV. MONTECITO CONSENT AGENDA

- C-1. **Shuman New Garage and Accessory Structure**
04BAR-00000-00187 **990 Hot Springs Lane**
04LUP-00000-00745 (Mark Walter, Planner; 568-2852) Ridgeline: N/A

Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Shuman, to consider Case No. 04BAR-00000-00187 for **final on consent of a new accessory structure of approximately 613 square feet, loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second floor balcony/terrace of approximately 72 square feet, pergola/trellis of approximately 282 square feet and extension of the existing terrace.** The following structures currently exist on the parcel: residence of approximately 4,323 square feet and garage. The proposed project will require approximately 167 cubic yards of cut and approximately 278 cubic yards of fill. The property is a 1.29 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-013, located at **990 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 8/9/04 and 2/7/05)

ACTION: Ketzal moved, seconded by Maphis and carried by a vote of 4-0 to grant final approval on consent of 04BAR-00000-00187. (Edwards and Michaelson absent)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: Reminder when calling for the vote to include "all opposed" to provide opportunity for any dissenting member to vote no on a project.

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:10 P. M.

FINAL APPROVAL

1. **04BAR-00000-00248** **Waitt Residential Additions** **875 Knollwood Drive**
04LUP-00000-00985 (Richard Kentro, Planner 568-3509) Ridgeline: Applicable

Request of Tracey Burnell architect for the owners, Mr. and Mrs. Waitt, to consider Case No. 04BAR-00000-00248 for **revised preliminary approval on landscape and final approval of entire project for additions of approximately 1,662 square feet to an existing two-story residence of approximately 7,579 square feet, removal of a 741 square foot pool cabana, replacement of an existing swimming pool and spa with a new pool and spa, expansion of an existing terrace, construction of a circular driveway entry court, construction of an approximately 49 square foot tool shed, construction of various hardscape features, and implementation of a landscape plan.** The proposed project will require approximately 30 cubic yards of cut and 10 cubic yards of fill. The property is a 2.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-043, located at **875 Knollwood Drive** in the Montecito area, First Supervisorial District. (Continued from 10/25/04, 11/8/04, 11/22/04, 12/20/04 and 1/10/05) (Robert Pester and Sydney Baumgartner)

ACTION: Ketzal moved, seconded by Maphis and carried by a vote of 4-0 to grant revised preliminary approval on landscape and final approval for entire project of 04BAR-00000-00248. (Edwards and Michaelson absent)

Condition: Take care to avoid unnecessary illumination in the trees/landscape through use

of timers and switches.

Comment: do not want to see unnecessary lighting nightly when no one is there.

Neighbor Comment: J.W. Colin – wants to be sure that no lights point toward his house.

2. **04BAR-00000-00081** **Nigro First/Second Story Residential Addition, New Attached Garage, Cabana**
Pool and Tennis Court **818 Hot Springs Road**
04LUP-00000-00350 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Mr. and Mrs. James Nigro, to consider Case No. 04BAR-00000-00081 for **final approval of a first floor addition of approximately 812 square feet, second floor addition of approximately 2,739 square feet, and new attached garage of approximately 714 square feet. The project would also include a new cabana of approximately 750 square feet, pool, spa, and motorcourt.** The following structures currently exist on the parcel: single family residence of approximately 4,640 square feet and guest house of approximately 700 square feet above a 700 square foot garage. The existing storage shed of approximately 412 square feet, greenhouse of approximately 198 square feet and potting shed of approximately 204 square feet would be demolished. The proposed project will require approximately 400 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-020, located at **818 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/04, 6/7/04, 12/6/04 and 1/10/05)

ACTION: Ketzler moved, seconded by Maphis and carried by a vote of 4-0 to continue 04BAR-00000-00081 to March 14, 2005 agenda. (Edwards and Michaelson absent)
See Agenda Status Report

3. **04BAR-00000-00336** **Periwinkle Addition & Remodel** **1753 Glen Oaks**
04LUP-00000-00336 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **final approval of an addition of approximately 626 square feet (net) and remodel to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 2,376 square feet, remodeled barn of approximately 981 square feet and attached garage of approximately 361 square feet. The proposed project will not require any cut and less than 50 cubic yards of fill. The property is a .92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05) (Gale Goldberg and Pat Brody appeared)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 4-0 to grant final approval of 04BAR-00000-00336. (Edwards and Michaelson absent)

Conditions:

- 35 Watts maximum on tree uplighting/moonlighting & include baffle and glare shroud.
- 60 watts maximum on exterior house lighting.

Comment: Arborist report accepted.

4. **02BAR-00000-00249** **Sisilli Pool, Grading and Single Family Dwelling** **658 Park Lane**
03LUP-00000-00216 (Alice Daly, Planner 568-2059) Ridgeline: N/A/Urban

Request of J.M. Sewall Associates, architects for the owner, Vincent Sisilli, to consider Case No. 02BAR-00000-00249 for **final approval for Phase Two, (the construction of a new residence of approximately 7,424 square feet, a three-car garage of approximately 959 square feet and associated driveways and motor court).** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, two-car garage of approximately 500 square feet with an attached hobby room of approximately 300 square feet, tennis court and viewing platform.

Lipshitz New Residence and Accessory/Garage Building

8. **04BAR-00000-00290** **1550 Las Tunas Road**
(Robert Dostalek, Planner 568-2054) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jeffrey Lipshitz, to consider Case No. 04BAR-00000-00290 for **preliminary approval of approximately 1,983 square feet of new additions to an existing residence and new garage of approximately 663 square feet.** The following structures currently exist on the parcel: residence of approximately 2,281 square feet, garage of approximately 593 square feet (to be removed) and workshop of approximately 500 square feet (to remain). The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-026, located at **1550 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 11/22/04, 12/6/04 and 1/24/05) (Tom Smith and John Sorrell)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 4-0 to grant preliminary approval of 04BAR-00000-00290. (Edwards and Michaelson absent)

Conditions:

- Restudy arc of driveway to provide more landscape/tree buffer for neighbor to southwest.
- Provide additional screening at north side of garage.
- Show liquid amber tree to remain.
- Provide sound shielded pool equipment enclosure outside of setbacks.
- Provide site drainage through swale rather than using driveway.
- Soften corners of motor court to provide more landscape/trees.
- Colors are fine as submitted.

Neighbor Comments:

Ken Lebow – Asked for heights of garage and highest ridge of house (to ridgeline) & if driveway will be hidden by the olive trees. From his bedroom can see existing lighting around workshop, very bright, would like to see that fixed. Where property bends by garage would like to see more landscape to screen. Asked if any way to shield sound from pool equipment; existing is unenclosed, close to property line and noisy.

Richard Heimberg – Main issue is screening of garage on north side.

Warren Demo and New Residence

9. **04BAR-00000-00135 (Formerly Stinson Demo and New Residence) 799 Lilac Drive**
04LUP-00000-00660 (Morgan Jones, Planner, 568-2015) Ridgeline: Applicable/Urban

Request of Don Nulty, architect for the owner, Lindall Stinson, to consider Case No. 04BAR-00000-00135 for **preliminary/final approval of demolition of existing single family dwelling of approximately 2,068 square feet and garage of approximately 500 square feet, and new single family dwelling of approximately 4,481 square feet, new garage with artist studio above of approximately 800 square feet and cabana of approximately 600 square feet with pool and spa.** The proposed project will require approximately 350 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.01 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-064, located at **799 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 7/12/04 and 2/7/05)

ACTION: Ketznel moved, seconded by Maphis and carried by a vote of 4-0 to continue 04BAR-00000-00135 to March 14, 2005 agenda. (Edwards and Michaelson absent)
See Agenda Status Report

The Representatives of the following items should be in attendance at this MBAR

Meeting by 4:00 P.M.

10. **04BAR-00000-00318** **Koutnik Residential Addition** **232 Miramar Avenue**
04CDP-00000-00143 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of William Cooper, architect for the owner, Barbara Koutnik, to consider Case No. 04BAR-00000-00318 for **preliminary/final approval of a residential addition of approximately 579 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,095 square feet and attached three-car garage of approximately 830 square feet. The proposed project will not require grading. The property is a .60 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-290-009, located at **232 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 12/20/04) (William Cooper appeared)

ACTION: Maphis moved, seconded by Ketznel and carried by a vote of 4-0 to grant preliminary approval of 04BAR-00000-00318. (Edwards and Michaelson absent)

Conditions: Attach copy of Joel Avakian property line survey; submit to P&D and include in file.

Neighbor Comments:

Joanna Newton – questions the accuracy of the property line survey, different from a previous survey a long time ago, and previous owner who added garage had requested an ok from her to encroach three ft. into side setback. This new survey shows the property line on her side of the hedge.

Takeuchi Residential Addition and Detached Workshop

11. **04BAR-00000-00312** **226 Dawlish Place**
04LUP-00000-01224 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Akiko Wade, agent for the owner, Lori Takeuchi, to consider Case No. 04BAR-00000-00312 for **preliminary/final approval of a residential addition of approximately 370 square feet and a new detached workshop of approximately 260 square feet.** The following structures currently exist on the parcel: single family residence of approximately 750 square feet and two sheds of approximately 130 square feet and 50 square feet. Both sheds are proposed to be removed as well. The proposed project will require approximately 20 cubic yards of cut and 20 cubic yards of fill. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-015, located at **226 Dawlish Place** in the Montecito area, First Supervisorial District. (Continued from 12/20/04)

ACTION: Ketznel moved, seconded by Maphis and carried by a vote of 4-0 to continue 04BAR-00000-00312 to March 14, 2005. (Edwards and Michaelson absent) See Agenda Status Report.

12. **04BAR-00000-00299** **Prenatt Addition & Remodel** **135 Santo Tomas**
04CDP-00000-000154 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **preliminary approval of an addition and remodel of approximately 347 square feet to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 3,086 square feet and garage/storage of approximately 426 square feet. The proposed project will not require grading. The property is a 0.38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-241-008, located at **135 Santo Tomas** in the Montecito area, First Supervisorial District. (Continued from 12/6/04 and 1/24/05) (Jock Sewall appeared)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 4-0 to grant preliminary approval of 04BAR-00000-00299. (Edwards and Michaelson absent)

Conditions:

- Provide screening on south property line, fill in any holes in hedge.
- Relocate fireplace to an inside wall.

Comments:

- Guidelines recommend 2, 750 sq. ft. Previous addition put house over recommendation so that current house is over; with proposed addition would be 20% over recommended guidelines. Bulk and scale already addressed with previous addition; this addition would be one story, lower than the highest point in front of house, addition is in the rear and not visible from street.
- Screening on side yard is key.
- If Dodson surveyor has the information about hedge and fence location, add it to the survey.
- Not within MBAR's purview to make people park in the garage.

Neighbor Comments:

Glenn Sutherland – curious about location of property line and location of fence (is it on the line?). Concerned with privacy, removing windows from side is a help. Size of existing house is already largest in neighborhood, at what point does it stop?

Linda MacNeil – Photos presented by applicant don't look anything like existing house. Concerned about incremental additions, how long construction will take. The owners cars are never parked in the garage.

13. **05BAR-00000-00008** **Hazard Single Family Dwelling** **2035 Birnam Wood Drive**
Addition and Loggia
(Peter Lawson, Planner 568-2021) **Ridgeline: N/A**

Request of Elizabeth Sorgman, architect for the owner, Robert Hazard to consider Case No. 05BAR-00000-00008 for **preliminary approval of a change of use: to convert a carport and rear loggia to habitable space, add a bay window in breakfast area and detached loggia structure. The project description is approximately a 712 square foot addition/conversion and 464 square foot detached loggia structure.** The following structures currently exist on the parcel: 2 existing residences of 4,609 square feet, attached 826 square foot garage and 210 square foot pool house. The proposed project will not require grading. The property is a 1.04 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-039, located at **2035 Birnam Wood** in the Montecito area, First Supervisorial District. (Continued from 2/7/05) (Elizabeth Sorgman appeared)

ACTION: Nulty moved, seconded by Maphis and carried by a vote to 4-0 to grant preliminary approval of 05BAR-00000-00008. (Edwards and Michaelson absent)

Conditions:

- Bring back landscape plan, include existing.
- Bring letter from Birnam Wood
- Show existing site plan/restudy third driveway cut and look for way to eliminate it.

Comments:

Loggia/pergola looks fine.

14. **04BAR-00000-00214** **Young Residence Additions** **600 San Ysidro Road**
04LUP-00000-01301 (Alex Tuttle, Planner 886-6844) **Ridgeline: N/A**

Request of Don Nulty, architect for the owner, Jeff Young, to consider Case No. 04BAR-00000-00214 for **preliminary/final approval of a residential addition of approximately**

518 square feet, new garage of approximately 782 square feet, new gym of approximately 374 square feet and remodel of approximately 542 square feet. The following structures currently exist on the parcel: a residence of approximately 4,252 square feet and garage of approximately 682 square feet. The proposed project will require less than 50 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-067, located at **600 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/04)

ACTION: Ketzal moved, seconded by Maphis to continue 04BAR-00000-00214 to March 14, 2005 agenda. (Edwards and Michaelson absent) See Agenda Status Report

CONCEPTUAL REVIEW

15. 05BAR-00000-00018 Kelly Single Family Dwelling Addition 700 Park Lane
05LUP-00000-00072 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Brian Kelly, to consider Case No. 05BAR-00000-00018 for **conceptual review of an addition of approximately 1,632 square feet (approximately 942 square feet of existing dwelling area would be demolished to accommodate the new addition).** The following structures currently exist on the parcel: existing main house of approximately 5,720 square feet, existing two story accessory structure and 2 car detached garage. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-100-015 and 007-100-016, located at **700 Park Lane** in the Montecito area, First Supervisorial District.

ACTION: Ketzal moved, seconded by Maphis and carried by a vote of 4-0 to continue 05BAR-00000-00018 to March 14, 2005 agenda. (Edwards and Michaelson absent) See Agenda Status Report

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P.M.

16. Morouse Single Family Dwelling
05BAR-00000-00009 Demo/Rebuild 851 Buena Vista Avenue
05LUP-00000-00057 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **conceptual review of a new 7,000 single family residence, 800 square foot cabana, 200 square foot gardeners shed, two 800 square foot garages and 800 square foot guest house.** The following structures currently exist on the parcel: existing house of 938 square feet and existing accessory structure of 1,631 square feet to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First Supervisorial District.

ACTION: Ketzal moved, seconded by Maphis and carried by a vote of 4-0 to continue 05BAR-00000-00009 to March 14, 2005. (Edwards and Michaelson absent) See Agenda Status Report.

17. 05BAR-00000-00012 Rice Remodel & Addition 121 Olive Mill Lane
05CDP-00000-00003 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Arthur Rice, to consider Case No. 05BAR-00000-00012 for **conceptual review of an 844 square foot addition to a single family dwelling and conversion of the attached 400 square foot garage to a play room.** The following structures currently exist on the parcel: residence of 4,026 square feet, guest house of 800 square feet and tennis cabana of 189 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-029, located at **121 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Robert Senn appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards and Michaelson absent)

Comments:

- Would not support converting the garage on this large house even though Article II does not require a garage or covered parking.
- Proposal is about 200 square feet over recommended floor area; if garage is not converted then it would remain within Guideline's recommendation.
- Concerned with amount of pavement along side; overall intensity of uses on site and amount of existing & proposed development near side setbacks.
Show a landscape plan, especially in relation to auto movements.

**18. 05BAR-00000-00020 Tolan Single Family Dwelling Addition 1153 High Road
05CDP-00000-00009 (Richard Kentro 568-3509) Ridgeline: N/A**

Request of William Cooper, architect for the owners, Peter and Leslie Tolan , to consider Case No. 05BAR-00000-00020 for **conceptual review of an addition to a single family residence of approximately 1,140 square feet.** The following structures currently exist on the parcel: residence of approximately 1,680 square feet and garage of approximately 230 square feet. The proposed project will not require fill and grading. The property is a 0.21 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-007, located at **1153 High Road** in the Montecito area, First Supervisorial District. (William Cooper appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards and Michaelson absent)

Comments:

- Concerned with two-story proposal with only five foot setback when neighboring property is at lower elevation than project property.
- Story pole to the ridgeline – will view from neighbor property (1143 & 1147 Hill Rd.).
- Show on site plan adjacent house footprints & swimming pools.
- Before placing story poles restudy location of second story element or just a one story addition.

Neighbor Comment:

J' Amy Brown – adjacent neighbor. Her property is at lower elevation, thus, mass and height of second story addition would block light & impact privacy; it is very close to property line. Would like to see story poles. Could addition be located further to east or lower grade? Could windows be minimized and additional landscaping added? Overall size, bulk and scale. Request no construction parking on High Road.

19. 05BAR-00000-00021 Rhodes Single Family Dwelling Addition 805 Park Hill Lane
No Planner Assigned Ridgeline: N/A

Request of William S. Wolf, architect for the owners, Adam Rhodes, to consider Case No. 05BAR-00000-00021 for **conceptual review of a residential bedroom and bath remodel, exterior patio and stairs of approximately 677 square feet.** The following structures currently exist on the parcel: single family residence of approximately 5,692 square feet. The proposed project will require approximately 44 cubic yards of cut and no fill. The property is a 1.41 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-050-010, located at **805 Park Hill Lane** in the Montecito area, First Supervisorial District. (William S. Wolf appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards and Michaelson absent)

Comments:

- Addition qualifies as basement so won't contribute to floor area calculation or size, bulk, scale.
- Preliminary/Final on consent ok.

20. 05BAR-00000-00002 Lambert New Guest House 910 Hot Springs Road
05LUP-00000-00009 (Peter Lawson, Planner, 568-2021) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Larry Lambert to consider Case No. 05BAR-00000-00002 for **conceptual review of a new guest house of approximately 600 square feet.** The following structures currently exist on the parcel: residence of 1,050 square feet, garage of approximately 989 square feet and pool house of approximately 154 square feet. The proposed project will not require grading. The property is a 3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-024, located at **910 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 2/7/05) (Larry Graves appeared)

Project received conceptual review. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards and Michaelson absent)

Comments:

- Well screened.
- It's a good spot but oak critical root zones might be an issue – work with an arborist to determine how project would affect oaks, and look for possible mitigation areas for CRZ encroachment.
- Looks like it has been designed to be subordinate in appearance to the existing small house, keep it so.

The Representatives of the following items should be in attendance at this MBAR Meeting by 6:00 P.M.

21. 05BAR-00000-00022 Our Lady of Mount Carmel Church 1300 East Valley Road
No Planner Assigned Ridgeline: N/A

Request of Tom Kress, architect for the owners, Father Maurice O'Mahony, to consider Case No. 05BAR-00000-00022 for **conceptual review of an 8 foot high garden wall, refuse enclosure with gates of approximately 455 square feet and Marian sculpture shrine enclosure of**

approximately 256 square feet. The property is a 4.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-172-001, located at **1300 East Valley Road** in the Montecito area, First Supervisorial District. (Tom Kress appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards and Michaelson absent)

Comments:

- Since church operates under CUP, work with P&D to process and review for conformity with CUP.
- Due to age of structures, may need to consult with County-approved architectural historian.
- Likes the proposal in general and its connection to main building but sculpture shrine enclosure might be too tall, might need more landscape.
- Would like to see depth, three dimensions to arbor.

Neighbor Comments:

William Santoro – from letter. Church should pursue proposal for a proper speed limit on Hot Springs Rd. Ask parishioners to park in lot, not on Hot Springs Rd.

Harry Kolb – representing MA Board. Have received many complaints recently on increases in lighting. Existing parking for church and school. Contractor parking off streets as much as possible.

Maryanne Brillhart – so much parking for church/school on Hot Springs that leaving her driveway is a safety issue. Noticed some of parking lot is blocked during some events at the church. Driveway on north side is fill with junk, debris, mess & feels that church has not been a responsive or good neighbor with these current problems.

**22. 05BAR-00000-00006 Fanaro Single Family Dwelling Addition 1853 San Leandro Road
05LUP-0000-00001 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Gail and Barry Fanaro, owners, to consider Case No. 05BAR-00000-00006 for **conceptual review of approximately 500 square feet of additions to an existing residence and conversion of an existing detached garage to a play room.** The following structures currently exist on the parcel: single family dwelling of approximately 1,970 square feet and a detached garage of approximately 440 square feet. The property is a 0.55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-022, located at **1853 San Leandro Road** in the Montecito area, First Supervisorial District. (Continued from 2/7/05) (Gail and Barry Fanaro appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project (Edwards and Michaelson absent)

Comments:

- Likes the direction.
- Converting garage is not a big issue on this lot as house is small.
- Arbor should be increased in size to provide a carport or eliminated all together with landscaping added to soften proposed play room façade.
- Provide architectural details including eave, rake, window & door details, arbor details.
- Provide landscape plan, show existing screening/hedge & provide some landscaping in front.
- Bring color board.

23. **Hudson Single Family Dwelling Addition and Remodel**
04BAR-00000-00334 **1135 East Mountain Drive**
05LUP-00000-00073 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Arketype Architects, architects for the owners, Mark and Lynn Hudson, to consider Case No. 04BAR-00000-00334 for **further conceptual review of an addition of approximately 319 square feet to the first floor and a second story addition of approximately 1,540 square feet; proposed total of approximately 4,724 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,865 square feet, storage shed of approximately 861 square feet and as built carport of approximately 572 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-032, located at **1135 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05 and 2/7/05) (David Ferren, Mark and Lynn Hudson appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for this project. (Edwards and Michaelson absent)

Comments:

- Restudy screening hedges/landscape on East Mountain Drive.
- Study driveway throat for additional landscape screening opportunities to soften that façade, realign stone curb, cut down on paving.
- Restudy roof materials in metal, find better match between the metal and slate.
- Likes project, architecture looks fine, ready to move on to preliminary.
- Appreciates applicant working with MBAR & neighbor

Neighbor Comment:

Joan Wells – appreciates the height and window reductions and has no further objections. Would like to ensure that as minor changes are made through the plan check process that height and window changes agreed to today are not later increased.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Maphis, and carried by a vote of 4 to 0 (Edwards and Michaelson absent) that the meeting was adjourned until 2:45 P.M. on Monday, March 14, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:05 P.M.