



COUNTY OF SANTA BARBARA

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

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Vice Chair, Don Nulty 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
Bill Palladini
Donald Nulty - Vice Chair
Sam Maphis
Derrick Eichelberger
Sharon Foster - MBAR Secretary
Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Anthony Spann - Chair

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Palladini moved, seconded by Eichelberger and carried by a vote of 5 to 0 (Spann & Zilles absent) to: adopt the following changes to the agenda.

11BAR-00000-00002- Hannaford Single Family Dwelling Revision - Continued to the MBAR meeting of March 14, 2011

II. MINUTES: Maphis moved, seconded by Eichelberger and carried by a vote of 5-0 (Spann and Zilles absent) to approve the Minutes of February 4, 2011 as amended.

III. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

IV. STAFF UPDATE: None

STANDARD AGENDA:

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|--------------------------|--|------------------------|
| 1. | Hannaford Single Family Dwelling Revision | 970 Lilac Drive |
| 11BAR-00000-00002 | | |
| 11RVP-00000-00001 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Chris Keller, architect for the owners, Jule & Elizabeth Hannford, to consider Case No. 11BAR-00000-00002 for **revised final approval of an approved project. The revision is to the window layout of the Master Bath, deletion of 2 partial height walls and deletion of an outdoor shower.** The following structures are currently being built on the parcel: a two story single family residence, with the first floor being approximately 2,750 square feet, the first floor being approximately 850 square feet an attached garage of approximately 473 square feet and a guest house of approximately 398 square feet. The proposed project will require approximately 25 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District. (1/24/11)

ACTION: Palladini moved, seconded by Eichelberger, and carried by a vote of 5 to 0 (Spann & Zilles absent) to continue 11BAR-00000-00002 to the MBAR meeting of March 14th MBAR meeting. See Agenda Status Report.

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| 2. | Valle New Single Family Dwelling Pool /Cabana /Accessory Structure | 403 Woodley Road |
| 09BAR00000-00027 | | |
| 09LUP-00000-00077 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Bob Easton architect for the owner, Charles Valle, to consider Case No. 09BAR-00000-00027 for **final approval of a new single family residence of approximately 5,120 square feet, an attached garage of approximately 530 square feet and a cabana of approximately 150 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 1.004 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-070, located at **403 Woodley Road** in the Montecito area, First Supervisorial District. (Continued from 3/9/09, 3/23/09, 11/13/09)

MBAR Comments:

- 1. MBAR reviewed landscape planting and exterior lighting plans and found them acceptable.**

ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 6 to 0 (Spann absent) to have the project return for final approval on consent with the approval of the planner.

CONCEPTUAL REVIEW

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| 3. | 880 Picacho Lane Trust | |
| 11BAR-00000-00015 | SFD Demo, Rebuild & Redmodeled Guesthouse | 880 Picacho Lane |
| | (No Planner Assigned) | Ridgeline: N/A |

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **conceptual review of a new two story single family residence, with the first floor being approximately 3,950 square feet, the second floor being approximately 3,200 square feet, a basement of approximately 2,175 square feet, an attached garage of approximately 700 square feet, a detached garage of approximately 840 square feet and a detached two-story garage/office space of approximately 1,670 square feet total .** The following structures currently exist on the parcel: a single family dwelling residence of approximately 5,630 square feet, and attached garage of approximately 738 square feet, all to be demolished, a detached garage of approximately 1,670 square feet and an accessory structure of approximately 840 square feet, to be remodeled. The proposed project will require approximately 250 cubic yards of cut and approximately 150 cubic yards of fill. The property is a

2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-034 & 011-100-035, located at **880 Picacho Lane** in the Montecito area, First Supervisorial District.

Public Speakers:

Philip Kirst
Margaret Arvey
Kellum DeForest

MBAR Comments:

1. **FAR overage is problematic and the visual impact of the large home on the site is exacerbated by existing large accessory structures to remain. It is recommended to count square footage of basement, where it daylights, in FAR calculation. Return with a neighborhood FAR study that also plots the footprints of neighborhood homes.**
2. **Appreciate that house is moved back from both Picacho Lane and Oak Creek. Regardless, Oak Creek riparian corridor is important ESH MBAR discourages the removal of oaks as proposed. MBAR also expressed some concern about placing fill for the motorcourt in the corridor.**
3. **Will need a site visit with story poles and will reserve comments on architecture until following the site visit. Neighborhood context, including site walls, will be taken into consideration in respect to the compatibility of the house with the neighborhood.**
4. **Submit application for LUP and receive planner input. Planner to confirm viability of proposal to improve the existing accessory structures.**
5. **Planner to agendaize project at its next MBAR meeting for MBAR site visit and conceptual review discussion.**

Project received comments only. Spann absent from discussion. The project to return for further conceptual review. A site visit and story poles have been requested once a planner has been assigned.

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| 4. | 11BAR-00000-00017 | Wilson Garage and Sound Wall | 116 Arroqui Street |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Paul Zink, architect for the owners, Monte & Maria Wilson, to consider Case No. 11BAR-00000-00017 for **conceptual review of a new detached garage of approximately 800 square feet (gross) and a 8' sound wall.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,300 square feet (gross). The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a .51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-016, located at **116 Arroqui Street** in the Montecito area, First Supervisorial District.

Public Comment:

Sophia Hohlbauch

MBAR Comments:

1. **Design is appropriate.**
2. **MBAR is assuming landscape material will provide screening of new architecture where hedging is removed.**
3. **Architect to work with neighbor to demonstrate height of garage.**
4. **OK for Montecito Planning Commission review and action.**

Project received comments only. Spann absent from discussion. The project may return for further review after it is heard by the Montecito Planning Commission.

5.	11BAR-00000-00018	A.H. Living Trust New Second Floor Addition and Remodel	2255 Featherhill Road
	11LUP-00000-00018	(No Planner Assigned)	Ridgeline: N/A

Request of Peter Kavonian, architect for the owners, A.H. Living Trust, to consider Case No. 11BAR-00000-00018 for **conceptual review of a addition and remodel to the existing first floor of the existing residence of approximately 2,971 square feet and a second floor addition to the existing residence of approximately 2,378 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 2,749 square feet, a detached 4 car garage of approximately 900 square feet, a guesthouse of approximately 800 square feet, a utility shed and pool house. The proposed project will require less than 50 cubic yards of cut and less than cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-004, located at **2255 Featherhill** in the Montecito area, First Supervisorial District.

Public Comments:

Kellum DeForest
Mike Manzo
Ben Krintzman
Pat Moser
Maynard Moser

MBAR Comments:

1. **Appreciate that boundary plants/trees are being maintained for screening and privacy.**
2. **Featherhill is a unique neighborhood of mostly modest homes. This project is very grand and as such raises concerns about neighborhood compatibility. Also some potential view corridor issues.**
3. **Project is over recommended FAR by +/- 1500 square foot; MBAR may find it tough to approve this exceedance. Minimize size of house.**
4. **Will need to address garage and guesthouse as these structures need to work with the house; all structures on the site need to work as a package.**
5. **Grading seems acceptable; return with site sections, including the roadway.**
6. **Will need a site visit with story poles to assess appropriateness of mass, bulk, scale, height and style. Submit application for LUP and receive planner input. Planner to agendize the project at its next MBAR meeting for MBAR site visit with story poles.**

Project received comments only. Spann absent from discussion. A site visit and story poles are requested once a planner is assigned.

6.	11BAR-00000-00019	Cerf Remodel and Addition	1908 Boundary Drive
		(No Planner Assigned)	Ridgeline: N/A

Request of Peter Becker, architect for the owners, Alan & Patricia Cerf, to consider Case No. 11BAR-00000-00019 for **conceptual review of an addition and remodel of the first floor of the existing single family dwelling of approximately 1,203 square feet.** The following structures currently exist on the parcel: a two story single family dwelling, with the first floor being approximately 2,817 square feet, the second being approximately 993 square feet, an attached garage of approximately 511 square feet, a detached garage of approximately 557 square feet, and a guesthouse of approximately 805 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 120 cubic yards of fill. The property is a 1.20 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-037, located at **1908 Boundary Drive** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Vast improvement over existing conditions; good direction.**
- 2. Work carefully with an historian.**
- 3. Landscaping will be important to the project.**
- 4. Submit application for LUP and receive planner input. Planner to agendize project at its next MBAR meeting for further conceptual review.**

Project received comments only. Spann absent from discussion. The project should return for further conceptual review.

7. **11BAR-00000-00020 Riskin Single Family Dwelling, Addition, Accessory Building Conversion and New Pool 1779 Glen Oaks Drive**
11LUP-00000-00052 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Dianne Kelly, agent for the owners, Rebecca Riskin and Ken Grand, to consider Case No. 11BAR-00000-00020 for **conceptual review of the demolition of the existing bedroom wing & deck of 740 square feet and construction of a new single story bedroom addition of 770 square feet, a laundry room addition of 148 square feet, validation of an unpermitted accessory structure to be remodeled and converted to a cabana of 406 square feet, and construction of a new pool.** The following structures currently exist on the parcel: single family dwelling of approximately 2,594 square feet, 2 car garage of approximately 489 square feet and an accessory structure of approximately 406 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-006, located at **1779 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Very nice project. Compatible with the existing house.**
- 2. East side landscaping and site work need more study and delineation.**

Project received comments only. Spann absent from discussion. The project may return for preliminary/final approval with consent with the approval of the planner.

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, March 17, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:28 P.M.