



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of March 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 3:09 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
Sam Maphis
Peter Edwards
David Villalobos - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: None

STAFF MEMBERS PRESENT:

Dianne Meester Black, Assistant Director, Planning and Development
Jim Heaton, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None

II. AGENDA STATUS REPORT: Ketzal moved, seconded by Michaelson, and carried by a vote of 4 to 0 to 1 (Nulty and Maphis absent; Spann recused) to adopt the following changes to the agenda:

Item No. 5 – Stewart/Kahmann SFD Demo/Rebuild (06BAR-00000-00256) – Dropped from the Standard Agenda.

III. MINUTES: Ketzal moved, seconded by Edwards, and carried by a vote of 4 to 0 to 1 (Nulty and Maphis absent; Michaelson abstained) to approve the Minutes of February 26, 2007.

IV. MONTECITO CONSENT AGENDA:

C-1. 06BAR-00000-00184 Pollack Additions 2145 Piedras Drive
06LUP-00000-00678 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 06BAR-00000-00184 for **final approval on consent of a 1st floor addition of approximately 1,746 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,542 square feet with an attached garage of approximately 453 square feet. The proposed project will require less than 50 cubic yards of cut and fill. Fourteen oaks would be impacted as a result of the proposed development. One specimen pine is proposed for removal. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 8/21/06 and 2/26/07)

ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 5 to 0 (Nulty, Maphis absent) to grant final approval on consent of 06BAR-00000-00184.

CONDITION:

- Use frosted (not clear) flame in light fixture.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Today MBAR will begin using new conceptual review checklist and findings form.

VI. STAFF UPDATE: Clarification regarding member question on height – Subsection 35.430.080.C.1.a of the Montecito LUDC states that height shall be measured between finished grade and the uppermost portion of the structure directly above that grade when the structure is located on 10 feet or more of fill. Refer back to Section 35.423.050 (Table 2-9) which states that the height of structures located on 10 feet or more of fill shall not exceed 16 feet. Thus the language makes a distinction that this is the only instance when height is measured from the finished grade rather than the existing grade.

STANDARD AGENDA:

DISCUSSION ITEM

1. Montecito BAR Meeting Location

The Montecito Board of Architectural Review will discuss changing the location of regular Montecito BAR meetings from the Montecito Community Hall and Library to the Planning Commission Hearing Room at the County Administration Building.

Dianne Meester Black introduced the topic: whether to continue meeting in Montecito at the library or to begin meeting downtown in the Planning Commission hearing room. The benefit of meeting downtown is access to all of Planning and Development resources and planners for each project. The benefit of meeting in Montecito is ease of attendance/participation of the community and interested neighbors in the process.

ACTION: The MBAR will meet downtown for six months on a trial basis, beginning with the April 9, 2007 meeting. No motion was made.

MBAR COMMENTS:

- **Michele Michaelson and Peter Edwards – Strongly prefer that MBAR meetings remain in Montecito for ease of public participation. Public input is very important, and the meetings in Montecito provide a town hall meeting atmosphere. They are both concerned that fewer people would drive downtown for these meetings.**
- **Don Nulty – Agrees with Michaelson and Edwards, but also definitely sees the advantages of having meetings downtown to take advantage of Planning and Development’s resources and access to project planners.**
- **Anthony Spann – Strongly feels that MBAR should meet downtown and be able to serve the public better by being able to get answers from planners on the same day. Believes that the community will still be well-served.**
- **Ray Ketzler – Has mixed thoughts on the subject. He recognizes the benefits to the community by having the meetings in Montecito, but it is also helpful to have separation from the Montecito Association’s meeting hall.**
- **Marsha Zilles – Agrees with both positions. She likes the town hall feel of the meetings, the ease for neighbors to attend, but also recognizes the benefit of Planning and Development resources, especially with the coming availability of the new database on existing development.**
- **Don Nulty – Requests that if MBAR meetings are moved downtown, that it be done on a six month trial basis and reconsidered at that time with another discussion.**

PUBLIC COMMENT:

- **Bill Palladini (Montecito Association) – Montecito Association recognizes how the downtown meeting location would be better for public service. Understands that some people are confused that the MBAR is not a part of the Montecito Association, but would hate to see if meeting downtown would diminish public and community participation in the process. If MBAR moves downtown, would like to continue to see the first set of conceptual plans sent to the Montecito Association to provide a convenient location for interested neighbors to review.**

FINAL APPROVAL

	771 Garden Lane Trust Garage, Terraces, Trellices, Fireplace, Poolhouse, Basement Storage, Porch Addition, and Retaining Walls	771 Garden Lane
2. 06BAR-00000-00296		
06LUP-00000-01071 (Jim Heaton, Planner 568-2516)		Ridgeline: N/A

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00296 for **final 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, 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 and 2/12/07) (Odom Stamps, Chad Robert appeared)

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

MBAR COMMENT:

- **Note that replacement of the entry gates has been removed from the project description.**

PRELIMINARY APPROVAL

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| 3. | Hann Single Family
Dwelling Addition/Remodel | 974 Chelham Way |
| | 06BAR-00000-00276 | Ridgeline: N/A |
| | 06LUP-00000-01005 (J. Ritterbeck, Planner 568-3509) | |

Request of Peter Becker, architect for the owners, Robert and Cindy Hann, to consider Case No. 06BAR-00000-00276 for **preliminary/final approval of a first floor addition of approximately 121 square feet, second floor addition and remodel of approximately 1,063, and new attached 2-car garage of approximately 980 square feet (existing detached garage to be demolished), resulting in a 2,488 square foot single family dwelling.** The following structure currently exists on the parcel: residence of approximately 1,425 square feet. The proposed project will require approximately 140 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-008, located at **974 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 11/27/06 and 1/22/07) (Peter Becker, Tom Hensen, Robert and Cindy Hann appeared)

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary and final approval of **06BAR-00000-00276.**

CONDITION:

- **That the typical mixed landscape plant species identified on the landscape plan are applied on the west side of the structure.**

MBAR COMMENT:

- **Recommend that the color for the door and window trim be a shade just a tiny bit lighter than the shade shown on the color board.**

PUBLIC COMMENT:

- **Ray Gomes** – Concerned with soil/sediment slipping off the west side of Hann's property, onto his lot and soil stability for strength of new foundation.

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| 4. | Kohansamad Demo/Rebuild Single
Family Dwelling & Playroom/Workshop | 744 Ashley Road |
| | 06BAR-00000-00216 | Ridgeline: N/A |
| | 06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) | |

Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for **preliminary approval of a new residence of approximately 4,449 square feet with an attached garage of approximately 799 square feet, and detached playroom/workshop of approximately 671 square feet.** The following structure currently exists on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 193 cubic yards of cut, approximately 266 cubic yards of fill, and approximately 73 cubic yards of import. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at **744 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06 and 11/13/06) (John Watson, Bob Cunningham, Albert Kohansamad appeared)

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 7 to 0 to continue 06BAR-00000-00216 to a future Montecito BAR meeting.

MBAR COMMENTS:

- Further study project to reduce height, plate heights of garage element and tower element and provide landscape screening that will provide privacy, especially concentrating on screening of second story windows. The following specifics were provided at request of the applicant:
- Don Nulty – Building needs to be brought down in height and more trees added to landscape to strategically address privacy issues. Would like to see the footprints of the homes on the adjacent lots.
- Sam Maphis – Provide a minimum plant size with maximum height of plant materials called out – needs to be about 14 feet tall to screen a second story window.
- Marsha Zilles - One story for the garage would be ideal, would provide interest to the edges of the structure, tapering down from the two story central part of house. But if applicant cannot give up the second story over the garage, then there is no need for a 10-foot plate height to the garage or the 9 ½ foot plate height for the second story.
- Ray Ketzler – Would rather see a single story garage element, but if applicant wants two stories then need to work with the design to bring down the height. A good hedgerow will help to limit exposure of this site.
- Michele Michaelson – House is in a very low-key neighborhood, adjacent houses are low in silhouette and old. The style of this house is fighting that low-key character. Could have taken the lead from the existing house to be demolished as the style for this lot. As the lay member of the MBAR, deals with a project visually – the garage and tower are too large and bulky, but she cannot give precise numbers for reducing the size. This MBAR gives very good information. Prefers to see one story garage element, but if applicant cannot do that, then make it lower.
- Peter Edwards – The MBAR is a review board not a design board, and its task is not to design the house but inform applicant where the problems are so that they can be corrected.
- Anthony Spann – Any members who have not visited the site, do so prior to its next MBAR review.

PUBLIC COMMENT:

- **JoEllen Strauss** – Since property is now for sale, would a new owner need to re-apply for permit approvals? [Answer: No, unless new owner makes changes to project, or permit approval expires without building permit issuance and commencement of construction.]
- **Patrick & Sally Enthoven** – Thanks the architect and owners for changing plans in the areas he is most concerned about – grateful for the changes so far. However, still believes this home design is too big for this area and will completely dwarf his house and Estelle's house, both of which are very old. Seriously hoping for a more modest home on this property. Especially concerned with height of second story on top of garage, which would most affect his privacy, thus, requests one story in this area. Private driveway must be kept clear of vehicles during construction as it is a shared driveway.

	Stewart/Kahmann Single Family	
5.	06BAR-00000-00256 Dwelling Demo/Rebuild	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 revised preliminary and final approval of a new residence of approximately 2,679 square feet with attached garage of approximately 462 square feet, and interior and exterior alterations. 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: Ketzler moved, seconded by Michaelson, and carried by a vote of 4 to 0 to 1 (Nulty, Maphis absent; Spann recused) to drop 06BAR-00000-00256 from the Standard Agenda. See *Agenda Status Report*.

CONCEPTUAL REVIEW

6. **07BAR-00000-00015** **Hestrin Wall** **1278 and 1280 Spring Road**
07CUP-00000-00004 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Mark Hestrin, owner, to consider Case No. 07BAR-00000-00015 for **conceptual review of a sound wall 12 feet in height**. The following structures currently exist on the parcel: duplex of approximately 4,997 square feet and an 8-foot landscape wall. The proposed project will not require grading. The property is a 0.46-acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-610-004 and -005, located at **1278 and 1280 Spring Road** in the Montecito area, First Supervisorial District. (Continued from 2/05/07) (Mark Hestrin appeared)

Project received conceptual review only. No action taken. Applicant to return for preliminary after Montecito PC hearing. The following comments were made:

MBAR COMMENTS:

- **Sympathetic to the freeway noise issue and could support this project. Does not look like public would see the wall as long as dense foliage on the 101 right-of-way remains in place. A darker green color (e.g. "Indy Green") would be better to mask the wall behind the existing foliage.**
- **Bring sample of product and color.**

7. **07BAR-00000-00034** **Noone Single Family Dwelling Additions** **2140 Ten Acre Road**
07LUP-00000-00109 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tom Oschner, architect for the owners, Peter and Mireille Noone, to consider Case No. 07BAR-00000-00034 for **conceptual review of additions of approximately 513 (458 net) square feet to the existing residence, including a bedroom, bath, and laundry addition of approximately 426 net square feet and a breakfast nook addition of approximately 32 net square feet**. The following structures currently exist on the parcel: residence of approximately 2,495 square feet with an attached garage of approximately 484 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-016, located at **2140 Ten Acre Road** in the Montecito area, First Supervisorial District.

ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 6 to 0 to indefinitely continue 07BAR-00000-00034.

Selbert Garage Conversion

8. **07BAR-00000-00025 and Single Family Dwelling Remodel 705 Riven Rock Road**
06LUP-00000-00873 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, James and Patricia Selbert, to consider Case No. 07BAR-00000-00025 for **conceptual review and preliminary/final approval of an unpermitted remodel of the existing residence and conversion of the existing carport to a garage.** The following structures currently exist on the parcel: residence of approximately 11,004 square feet with an attached garage of approximately 517 square feet, detached garage of approximately 945 square feet, and cabana of approximately 152 square feet. The proposed project will not require grading. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-130-014, located at **705 Riven Rock Road** in the Montecito area, First Supervisorial District. (Continued from 2/26/07) (Jennifer Foster, Andrew Roteman appeared)

ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 7 to 0 to grant preliminary approval of 07BAR-00000-00025. Applicant to return for final on consent.

MBAR COMMENTS:

- **Building & Safety Division is likely to want to see architectural details drawn/drafted. Coordinate with planner and Building & Safety staff to determine if that will actually be required and if so, provide the architectural details drawings at Final MBAR.**
- **House seems to be well-hidden and architecture is fine.**
- **Would like to see some landscaping around the house to break up massing.**
- **Add list exterior materials and colors to the final plans.**

PUBLIC COMMENT:

- **Sheila McGinity** – The area between the wall on Hot Springs and the road pavement, where it curves into Riven Rock, is always full of tree debris. Who is responsible for cleaning that up?

Jacobs Single Family

9. **07BAR-00000-00037 Dwelling Additions and Cabana 760 San Ysidro Lane**
(no planner assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Jeff Jacobs, to consider Case No. 07BAR-00000-00037 for **conceptual review of additions to the existing residence, including a closet addition of approximately 210 square feet, bath addition of approximately 55 square feet, new bay window of approximately 35 square feet, and new attached cabana of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately 7,582 square feet with an attached garage of approximately 738 square feet, guest house of approximately 800 square feet, and accessory structure of approximately 512 square feet. The proposed project will not require grading. The property is a 2.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-027, located at **760 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Robert Foley appeared)

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

MBAR COMMENT:

- **The FAR of house would increase from 700 to 1,000 square feet over the recommended maximum; however, in consideration of the location of the additions, there are not visual issues, no gross impacts to the community and the existing house is well set back from property lines. Looks fine.**

MBAR COMMENTS:

- **Lighting plan – Look into and return with the photometrics of the site light standards. Consider lowest wattage possible for security – prefer to see no more than 100 watts; i.e. lower wattage and more standards, fewer or no downlights mounted in trees.**
- **Color of light standards should be as dark as possible to better blend in and disappear (aged iron or black – green looks too much like park lighting).**
- **Apart from lighting, the landscape plan looks good. Try to get trees as large as possible for the allee (24-inch box).**
- **For recital hall, consider cast stone or plaster – do not use CDI or other cast concrete. This building is too nice for CDI.**
- **Study carefully columns or pilasters and the use of moldings for decorative detail.**
- **For the new restroom building, understands need to keep it from looking historic but it needs some architectural detail. Provide a simple cornice detail along parapet, perhaps six to eight inches, to tie the structure into the site.**

PUBLIC COMMENT:

- **Michael McCaleb (Montecito Sanitary District) – Very concerned about roots of anything planted in the MSD easement, forewarning that at any time in future they might eventually have to be removed.**
- **John Burgey – The changes are a big improvement, Jason has done a good job. Believes they have arrived at the right balance with the architectural historian. They have struggled with the details on side and back of the recital hall because those are the facades first seen by attendees as most parking is in the back.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Edwards, and carried by a vote of 7 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, March 26, 2007 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:40 P.M.