

COUNTY OF SANTA BARBARA



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

Michele Michaelson		Santa Barbara County
Raymond Ketznel		Montecito Community Hall & Library
Donald Nulty	Vice Chair	1469 East Valley Road
Anthony Spann	- Chair	Santa Barbara, California 93108
Sam Maphis		(805) 568-2000
Peter Edwards		
Kim Yanagihara	- MBAR Secretary	
Julie Harris	- Planner III	

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

COMMITTEE MEMBERS PRESENT:

Marsha Zilles
Michele Michaelson
Raymond Ketznel
Donald Nulty Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Kim Yanagihara - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: None

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 17+

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Ketznel moved, seconded Michaelson and carried by a vote of 6 to 0 to: adopt the following changes to the agenda. (Nulty absent)

Item No. 1 –Webb dropped from the agenda

Item No. 8 – Grant continued to April 25, 2005

Item No. 10 –Peterson Solar Panels dropped from the agenda

III. MINUTES: Michaelson moved, seconded by Edwards and carried by a vote of 6 to 0 to approve the Minutes of March 14, 2005. (Nulty absent)

Lipshitz New Residence and Accessory/Garage Building.

- C-1. 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 **final approval on consent of landscape plan associated with approximately 1,983 square feet of new additions to an existing residence and a 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, 1/24/05, 2/28/05 and 3/14/05)

ACTION: Ketzal moved and seconded by Maphis and carried by a vote of 6-0 for final approval on consent of 04BAR-00000-00290.

Robson Addition and Remodel; New Courtyard and Loggia

- C-2. 04BAR-00000-00338** 1989 Boundary Drive
04LUP-00000-01304 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

Request of Victor Schumacher, architect for the owner, George Robson, to consider Case No. 04BAR-00000-00338 for **final approval on consent of additions to residence of approximately 425 square feet and garage of approximately 325 square feet. Conversion of existing garage to habitable (approximately 250 square feet) and entry patio of approximately 1,465 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,080 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-005, located at **1989 Boundary Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05 and 3/14/05)

ACTION: Ketzal moved and seconded by Maphis and carried by a vote of 6-0 for final approval on consent of 04BAR-00000-00338.

MBAR MEMBERS INFORMATIONAL BRIEFINGS: The Chair welcomed new MBAR member Marsha Zilles.

STAFF UPDATE:

- Reminder on conceptual review administrative practice: further conceptual review may occur after applicant has applied for permits and a planner has had an opportunity to review project and ensure project is moving in a direction that would be consistent with zoning ordinance and policies. Intent is to prevent situations where applicant becomes invested in a design that would not be approvable. Mr. Ketzal expressed concern that new Land Use Permit submittal requirements require more detail than in the past and is concerned that redesigns later required by MBAR could lead to same situation of costly redesigns for applicant.
- Brief review of Montecito Community Plan lighting policy (Policy LU-M-2.2) and design guidelines given recent number of projects proposing extensive lighting of properties, including too much up-lighting of oak trees and bright, glare-producing fixtures. Lighting of structures, roads and properties shall be minimized to protect privacy and to maintain the semi-rural, residential character of the community.

- MBAR and County BAR review of solar panels will no longer be required due to recent change in state law, effective in January 2005. Zoning ordinance amendment to come.
- Noel Langle described proposed new height definition and calculation methodology and encouraged MBAR to consider during today's project review whether projects would meet current and/or new height definition and methodology. The new definition is scheduled before Montecito Planning Commission on April 20, County Planning Commission on May 4 and Board of Supervisors on May 24.

STANDARD AGENDA:

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

FINAL APPROVAL

1. **Webb Two-Story Residence/Attached Garage/Detached Garage/Pergola, and Guesthouse 1460 East Mountain Drive**
03BAR-00000-00243 / 04LUP-00000-00152 (Peter Lawson, Planner, 568-2021) Ridgeline: Urban

Request of Tom Oschsner, architect for the owner, Bobby Webb, to consider Case No. 03BAR-00000-00243 for **final approval of a new two-story residence of approximately 7,000 square feet, attached garage of approximately 812 square feet; detached garage of approximately 800 square feet, new pergola of approximately 798 square feet, a cabana of 174 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,300 cubic yards of cut and approximately 3,050 cubic yards of fill. The property is 2 legal parcels 1 acre each zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-060-005 and -009, located at **1460 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 10/6/03 and 7/12/04)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 6-0 to drop from agenda. See Agenda Status Report. (Nulty absent)

2. **04BAR-00000-00236 Kubisch New Residence and Garage 2129 Forge Road**
04LUP-00000-00993 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A

Request of Ray Ketzal, architect for the owner, Mr. and Mrs. Raymond Kubisch, to consider Case No. 04BAR-00000-00236 for **final approval of a new residence of approximately 3,258 square feet and garage/mechanical area of approximately 547 square feet.** No structures currently exist on the parcel. The proposed project will require 50 cubic yards of cut and 250 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-460-016, located at **2129 Forge Road** in the Montecito area, First Supervisorial District. (Continued from 10/11/04 and 11/8/04) (Douglas Beard and Josh Monroy appeared)

ACTION: Nulty moved, seconded by Edwards and carried by a vote of 5-0 to grant final approval of 04BAR-00000-00236. (Ketzal and Maphis abstained)

Comment:

- Still need to submit letter from Birnam Wood before planner can approve LUP.

3. **Copley New Residence with Attached Garage 871 Oak Grove Drive**
04BAR-00000-00044 / 03LUP-00000-01363 (Mark Walter, Planner; 568-2852) Ridgeline: N/A/Urban

Request of Nigel Copley, owner, to consider Case No. 04BAR-00000-00044 for **final approval of a new residence of approximately 3,754 square feet (first floor approximately 1,440 square feet and second floor approximately 2,314 square feet), with attached garage of approximately 420 square feet and porches of approximately 338 square feet.** Approximately 175 linear feet of retaining wall are proposed. The project will require approximately 260 cubic yards of grading, with cut and fill to be balanced on-site. The parcel is vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-030, located at **871 Oak Grove Drive**, in the Montecito area, First Supervisorial District. (Continued from 3/22/04, 4/19/04 and 6/21/04) (Nigel Copley appeared)

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 7-0 to continue 04BAR-00000-00044 for final on consent with the following conditions:

Conditions:

- For screening on road side and east side, look for species that can withstand the shade under the oaks and be compatible with the proposed plant palette.
- On east landscape screening should be random rather than a hard, formal hedge and should supplement what is already present.
- On roadside shrubs 5-6 ft. high with boulders in order to also provide a safety area from the drop into the drainage.
- Architecture and colors are fine.

Comments:

- Second floor window over the garage should be fine as it would look out into the oak canopy.

Neighbor Comments:

Robert & Virginia McConville – Concerned with east elevation and screening, particularly of the enclosed parking. Part of existing hedge is open and would like to see it supplemented. Also concerned with second story window above garage and screening it for privacy.

Ken Coates – Screening of carport, garage and driveway. Thinks screening along roadway should occur for its entire frontage.

PRELIMINARY APPROVAL

4. **04BAR-00000-00332 Douglas Existing Storage Building 940 Hot Springs Road**
04LUP-00000-01293/05MOD-00000-00002(Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of John Kincade, architect for the owner, D. Douglas, to consider Case No. 04BAR-00000-00332 for **preliminary approval of an existing storage building of approximately 240 square feet.** The following structures currently exist on the parcel: pool house of approximately 1,400 square feet and pool equipment shed of approximately 150 square feet. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-047, located at **940 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/10/05 and 1/24/05) (Jennifer Foster appeared)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary approval of 04BAR-00000-00332 with the following conditions:

Can support a modification for the as-built encroachment into the setback as it is minor, with the following conditions:

- If any further additions to structure, the setback on this side must be met with setback averaging.
- There shall be no windows that open on the side of structure within the setback.

5. **Finefrock Addition, Gym, Media Room and Attached Garage**
03BAR-00000-00315 **1655 Fernald Point Lane**
03CDH-00000-00044 (Julie Harris, Planner, 568-3518) **Ridgeline: NA/Coastal**

Request of Don Nulty, architect for the owner, Gary Finefrock, to consider Case No. 03BAR-00000-00315 for **preliminary/final approval of an addition of approximately 5,332 square feet, attached gym of approximately 1,034 square feet, and attached garage of approximately 800 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,300 square feet to be dismantled and reconstructed, reducing area to 900 square feet and nonconforming residential second unit of approximately 1,079 square feet to remain. To be removed: garage of approximately 292 square feet garage, wood studio of approximately 495 square feet, laundry building of approximately 350 square feet, 2 sheds totaling approximately 205 square feet, storage building of approximately 300 square feet, greenhouse of approximately 140 square feet and 3 wood decks. The proposed project will require approximately 200 cubic yards of grading. The property is a 1.09 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-374-002, located at **1655 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 11/17/03, 11/8/04 and 3/14/05)(Robert Foley, Gary & Peg Finefrock appeared)

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0 to grant preliminary approval of 03BAR-00000-00315 with the following conditions: (Nulty abstained).

Conditions:

- Return for Final on Consent to review light fixtures, limit wattage, glare, glass that would produce more glare or light. Seeded glass should not be used.
- Architecture and landscaping are fine.

Comments:

Looks great.

CONCEPTUAL REVIEW

6. **05BAR-00000-00045** **Shand Single Family Dwelling Addition** **425 Alcala Lane**
(No Planner Assigned) **Ridgeline: N/A**

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **conceptual review of an addition and remodel to an existing residence of approximately 1,281 square feet.** The following structures currently exist on the parcel: residence of approximately 2,576 square feet and pool house approximately 875 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 0.72 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-049, located at **425 Alcala Lane** in the Montecito area, First Supervisorial District. (Philip DeBolske, Brian Hofer and Pat Brody appeared)

Project received conceptual review. No action taken. The following comments were made by the Montecito Board of Architectural Review members present for the project.

Comments:

- One member likes approach on additions, breaking up massing
- Majority finds that additions are intended to be incompatible rather than compatible with existing and would find it hard to support.

- Concerned with shed roof over bathroom addition, gable better; new entry too tall and spindly.
- Yoga room appears disengaged from rest of house; should relate to house better, although one member has no problem with it as it would be back from street.
- Concerned glass in yoga room could create a night lighting issue.
- Always prefers to see a garage rather than carport, especially when giving up a garage for a carport. Columns at carport appear too massive for site/house.
- Corners on walkway too sharp for the soft edges/design of this site.
- Fenestration should be compatible with existing; re-study.
- Return with more compatible design.

Neighbor Comments:

John Barnes – Finds MBAR process refreshing. Likes the landscaping. Concerned with the existing pool house/cabana/guesthouse; labeled in several different ways and wants to know precisely what it is. Many people coming & going has led him to believe a business is being operated out of it. Is garbage enclosure in setback?

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P.M.

7. **05BAR-00000-00050 Biltmore Addition Patios/Fountains 1260 Channel Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Susan Van Atta, landscape architect for the owners, 1260 BB Property, LLC, to consider Case No. 05BAR-00000-00050 for **conceptual review of Buildings G and H for renovations including patios, fountains and outdoor fireplaces of approximately 500 square feet.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 5 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 12.32 acre foot parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (Susan Van Atta, Steve Welton 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.

Comments:

- Show a site plan when you return
- Courtyards, tile, fountains look fine; of concern is how walls, tile etc. will appear from the Hill Road side of the project.

8. **05BAR-00000-00060 Grant New Cabana and Pergola 1530 Mimosa Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Peter Kavoian, architect for the owners, Geoffrey and Annette Grant, to consider Case No. 05BAR-00000-00060 for **conceptual review of pool cabana of approximately 769 square feet and pergola approximately 624 square feet.** The following structures currently exist on the parcel: residence and guest house of approximately 4,280 square feet. The property is a 1.75 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-031, located at **1530 Mimosa Lane** in the Montecito area, First Supervisorial District.

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 6 to 0 to continue to 05BAR-00000-00060 to April 25, 2005. See Agenda Status Report (Nulty absent).

9. 05BAR-00000-00057 Gaba Single Family Dwelling Addition 1060 Channel Drive
(No Planner Assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Hal and Carole Gaba, to consider Case No. 05BAR-00000-00057 for **conceptual review of a remodel of existing house additions to first and second floors of approximately 1,860 square feet.** The following structures currently exist on the parcel: residence of approximately 3,520 square feet, garage of approximately 693 square feet, access structure approximately 216 square feet, bbq pavilion approximately 300 square feet and guest house approximately 800 square feet. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Tom Ochsner 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.

Comments:

- Re-study fenestration on second story of south elevation.
- Re-study detailing of porch beams on second story of south elevation.
- A little over the recommended floor area (about 10% over); return with neighborhood floor area study
- Maintain existing landscaping
- Would eventually like to see story poles after working through review with planner and before going to MPC hearing for the CDH.

10. 05BAR-00000-00058 Peterson Solar Panels 770 Coyote Road
(No Planner Assigned) Ridgeline: N/A

Request of Rec Solar, agent for the owners, Donald A. Peterson, to consider Case No. 05BAR-00000-00058 for **conceptual review of 4 kilowatt photovoltaic system of approximately 400 square feet.** The following structures currently exist on the parcel: residence of approximately 2,000 square feet, three (3) structures of approximately 400 square feet. The property is a 4.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-004, located at **770 Coyote Road** in the Montecito area, First Supervisorial District.

ACTION: Ketznel moved, seconded Michaelson to drop 05BAR-00000-00058 from the agenda. See Agenda Status Report

11. 05BAR-00000-00052 Cooper Single Family Dwelling Addition 2125 Piedras Drive
05LUP-00000-00243 (Lisa Martin 568-2032) Ridgeline: N/A

Request of Bryan Pollard, architect for the owners, Jocelyne and Scott Cooper, to consider Case No. 05BAR-00000-00052 for **conceptual review of a new carport and garage conversion to master bedroom of approximately 361 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,307 square feet. The proposed project will require approximately 1 cubic yards of cut and approximately 1 cubic yards of fill. The property is a 1.3 acre foot parcel zoned E-3 and shown as Assessor's Parcel Number 007-110-044, located at **2125 Piedras Drive** in the Montecito area, First Supervisorial District. (Bryan Pollard 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 absent)

Comments:

- Consider a wall with window on the street side of carport so that it doesn't look like a carport from street.
- Always concerned with giving up garage for carport, one reason is loss of storage space that garages are also used for. Prefer a garage to carport but if applicant can address storage issue could be ok on this project.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.

12. 05BAR-00000-00056 Bowey New Single Family Dwelling 789 Riven Rock Road
(No Planner Assigned) Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, Donald and Susan Bowey, to consider Case No. 05BAR-00000-00056 for **conceptual review of a new single family residence of approximately 4,577 square feet, mechanical space of 163 square feet, an attached garage of 740 square feet and detached guest house of 800 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,770 square feet. The property is a 2.05 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-005, located at **789 Riven Rock Road** in the Montecito area, First Supervisorial District. (Robin Donaldson, Kim Maciorowski, Donald & Susan Bowey appeared)

Comments:

- Doesn't hear anything from neighbors that could not be worked out.
- Good landscape screening is key, provide detailed landscape plan & work with neighbors. Include in plan the topography and survey of existing plant materials, sections to show heights, long views.
- Siting of new house in center is good; likes the inclusion of existing groves and oaks as buffers.
- Given it's a two-acre lot, is very pleased that proposed house is under the recommended floor area.
- Likes the architecture, that it's one story, doesn't overwhelm property. Likes this contemporary design and doesn't infringe on Riven Rock neighborhood given the buffer around it.
- Concerned with amount of glass that night lighting and glare could be issues. On south elevation provide more shade or overhang of the windows. Also, try a tinted glass. And have skylights be an opaque rather than clear material.
- Address cabana (i.e. will it be a part of this project or not?)

Neighbor Comments:

John Watson for Sheila & Frank McGinity – Size, bulk, scale and height are fine. Cabana (or guesthouse?) would have most impact to their property – would the additional information. Concerned that amount of glass could lead to too much night light impacts.

Sheila McGinity – Regarding skylights – doesn't want to see a daytime glare or night light impacts, especially in conjunction with all of the glass on the north elevation.

Jon Emanuel – Very unique style for Riven Rock, screening very important. Not sure how it will impact him (he is on west) so would like to see landscape plan and story poles so he could know.

Sean Hutchinson – Same concerns as the others, also stylistically very different from rustic Riven Rock. Screening, story poles, light pollution.

13. 02BAR-00000-00109 Damron Single Family Residence 1076 The Fairway Road
(Adrienne Domas Planner 568-2002) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Jim Damron, to consider Case No. 02BAR-00000-00109 for **conceptual review of construction of a new 1,072 square foot attached garage to an existing 8,306 square feet residence.** The following structures currently exist on the parcel: residence of approximately 8,306 square feet. The proposed project will require approximately 607 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.94 acre parcel zoned I-E-I and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. (Bob Easton, Ernie Knapp and Jim Damron 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 absent).

Comments

- House already greatly over recommended floor area; built before the guidelines were adopted and thus finds no concern with the proposed size. Area of existing garage that would be converted to living space on The Fairway side of property is already an existing part of the appearance of the house regarding size, bulk and scale. The new garage would not add significantly to the existing mass and bulk of the house.
- The additional screening trees that applicant has proposed would further mute the massing of the building as seen from Butterfly Lane, does not find any impact from that street.
- No objections raised by any immediate neighbors with two neighbors commenting at this meeting in support.
- Had reviewed an alternative design by applicant for a detached garage and found that proposal would not provide any different appearance to mass, bulk and scale even though it would be a separate structure.

Neighbor Comments:

Richard Shaikewitz – neighbor across Butterfly and thinks it looks fine. No complaints.
John Lundegaard – neighbor to south and has no problems with it, finds it an improvement.

Morouse Single Family Dwelling

14. 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 **further revised-conceptual review of a new 7,000 single family residence, 800 square foot cabana, 235 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. (Continued from 2/28/05 and 3/14/05) (Robert Foley, Akiko Wade, Grant Castleberg, James and Mary Morouse appearing)

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 absent)

Comments:

- Landscape is going in a better direction now; like the new plant materials that would replace the eucalyptus, many specimen trees to be added, preferable to the eucalyptus. Site is well screened from street.
- Likes the revised design presented today; much better without the tower element and with the gable roof rather than the parapet over closet element.
- Doesn't object to 16% over the recommended floor area because neighborhood comparison presented today shows it to be compatible with adjacent properties.

15. Algra "as-built" Wall Discussion 901 Park Lane
04LUP-00000-01332 (Eric Engelbart, Planner 568-2011) Ridgeline: N/A
Request of Planning Department Staff for the MBAR to recommend screening and/or design modifications that would mitigate the visual impact of an existing, unpermitted wall that was constructed at 901 Park Lane in Montecito as well as a proposed new wall and pool. The property is an approximately .7 acre parcel zoned 2-E-1 and shown as Assessor's Parcel 007-060-062 located at **901 Park Lane** in the Montecito area, First Supervisorial District. (Bruce and Victoria Algra appeared)

Comments:

Wall by pool:

- Commendable that owner will undo what's been done. Doesn't see a problem with the proposed wall by pool with plantings, vines. Suggest plaster in earth tone (and not the shade as wall in driveway) or stone façade. A planting that drapes over top of wall is a good alternative.
- Stone is preferred treatment by several members as it is more natural and blends in, especially in this area; perhaps something that will tie into pool plans?
- Earth tone stucco is another good wall treatment and plant out along the easement with Ceanothus, privet hedge. Creeping fig is also acceptable to hide wall.
- Would like to see a landscape plan (species, size, etc.) to tie it all together; will help neighbors to know what is supposed to be planted.
- Driveway wall:
- Glad to see panels closest to street will be removed. Put pilaster with cap at the end then sweep wall up, keep it to six feet max and no CUP required. Sweeping wall will soften top and is better than the steps in height.

Neighbor Comments:

Richard Shaikewitz – representing MA. Have received number of complaints and would like to see it worked out with the neighbors.

Justin Van Mullem – representing three property owners that use the easement (Alan Blair, Bob Burns and Andre Saltoun). Main concern is preserving the oaks and removing the wall under the oaks is great news. Concerns with new proposed wall by pool – what is the treatment? Prefer a dark earth tone, plantings to block views of it using non-invasive species. Want to see new plantings in area where a Marborg container is presently sitting. The wall at Algra's driveway is not of their concern.

Alan Blair – Just wants Algra's to enjoy use of their property as uses that are approvable.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzel moved, seconded by Nulty, and carried by a vote of 6 to 0 (Edwards absent) that the meeting was adjourned until 2:45- P.M. on Monday, April 11, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:25P.M.