

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 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	Julie Harris	- Planner III
Dave Mendro		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles	
Bill Palladini	
Donald Nulty	- Vice Chair
Anthony Spann	- Chair
Sharon Foster	- MBAR Secretary

COMMITTEE MEMBERS ABSENT:

Dave Mendro	
Sam Maphis	
Derrick Eichelberger	
Anne Almy	- Supervising Planner

REPORTERS: None

NUMBER OF INTERESTED PERSONS: 8

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT:

Item # 3- Crane School Revised Master Plan, 09BAR-00000-00182, was continued to the MBAR meeting of April 11, 2011 due to the lack of a quorum to hear the project.

Item # 4- Crane Country Day School Kindergarten Demo/Rebuild & Site Improvements, 10BAR-00000-00206, was continued to the MBAR meeting of April 11, 2011 due to the lack of a quorum to hear the project.

III. MINUTES: Zilles moved, seconded by Palladini and carried by a vote of 4-0 (Mendro, Eichelberger & Maphis absent) to approve the Minutes of March 14, 2011.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

V. STAFF UPDATE: None

STANDARD AGENDA:

- | | | |
|--------------------------|--|------------------------|
| 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, deletion of an outdoor shower, and minor landscape change to add new plantings..** 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. (Continued from 1/24/11, 2/28/11, 3/14/11) (appearing: Eva Turnchalk, Ryan Milhon)

ACTION: Nulty moved, seconded by Zilles and carried by a vote of 4-0 (Maphis, Eichelberger & Mendro absent) to grant revised final approval to 11BAR-00000-00002.

PRELIMINARY APPROVAL

- | | | |
|--------------------------|--|-----------------------------|
| 2. | Riskin Single Family Dwelling, Addition, Accessory Building Conversion and New Pool | 1779 Glen Oaks Drive |
| 11BAR-00000-00020 | | |
| 11LUP-00000-00052 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Diana Kelly, agent for the owners, Rebecca Riskin and Ken Grand, to consider Case No. 11BAR-00000-00020 for **preliminary/final approval 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. (Continued from 2/28/11)(Appearing: Diana Kelly, Amy Blakemore)

Public Comment:
Kellam de Forest

ACTION: Palladini moved, seconded by Nulty and carried by a vote of 4-0 (Maphis, Eichelberger & Mendro absent) to grant preliminary/final approval to 11BAR-00000-00020 with the condition:

That the height of the wall along the east property boundary near the pool be limited to six feet.

- Crane School**
3. **09BAR-00000-00182** **Revised Master Plan** **1795 San Leandro Lane**
09CUP-00000-00042 (Alex Tuttle Planner 884-6844) Ridgeline: N/A

Request of Stephanie Diaz, agent for the owners, Crane School, to consider Case No. 09BAR-00000-00182 for **preliminary/final approval of a proposed 39,985 square feet of new development including additions to existing buildings and the construction of six new buildings. The project also includes a reconfigured parking lot, playfields and a comprehensive landscape plan.** The following structures currently exist on the parcel: includes 15 buildings totaling approximately 31,720 square feet. The proposed project will require approximately 2,589 cubic yards of cut and approximately 2,589 cubic yards of fill. The property is a 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, 007-340-039, 007-340-040 located at **1795 San Leandro** in the Montecito area, First Supervisorial District. (Continued from 11/30/09)

ACTION: Palladini moved, seconded by Nulty and carried by a vote of 4-0 (Maphis, Eichelberger & Mendro absent) to continue the item to the March 28, 2011 Agenda Status Report.

- Crane Country Day School Kindergarten Demo/Rebuild**
4. **10BAR-00000-00206** **and Site Improvements** **1795 San Leandro Lane**
10CDP-00000-00015 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Ken Radtkey, architect for the owners, Crane Country Day School, to consider Case No. 10BAR-00000-00206 for **preliminary/final approval of the construction of a new Kindergarten building of approximately 1,251 square feet.** The following structures currently exist on the parcel: Crane Country Day School of approximately 31,720 square feet & Kindergarten building of approximately 836 square feet. The existing Kindergarten building will be demolished. The proposed project will require less than 25 cubic yards of cut and less than 25 cubic yards of fill. The property is a 3.77 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, located at **1795 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 1/10/11)

ACTION: Palladini moved, seconded by Nulty and carried by a vote of 4-0 (Maphis, Eichelberger & Mendro absent) to continue the item to the March 28, 2011 Agenda Status Report.

5. **10BAR-00000-00102** **Offutt Addition/Remodel, Cabana** **245 Oak Road**
10LUP-00000-00233 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, John Offutt, to consider Case No. 10BAR-00000-00100 for **further conceptual review of a first floor addition of approximately 447 square feet, a second floor addition of approximately 631 square feet and to reconvert existing garage from habitable space back to a two car garage of approximately 509 square feet, a cabana/workshop structure of approximately 735 square feet with a covered porch & trellis, a second floor roof deck of approximately 180 square feet, new pool and landscaping. Also proposed are window replacements and interior remodel.** The following structures currently exist on the parcel: a single family residence of approximately 1,972 square feet, an attached carport of approximately 339 square feet. The proposed project will not require grading. The property is a .27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-122-012, located at **245 Oak Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/110) (Sophie Calvin, Josh Monroy)

Public Comments:

Sandy Stahl, representing Deborah Hearst
Kellam de Forrest
Letters: Neville Price, Kurt & Heather Bergthold

MBAR COMMENTS:

1. Design needs very careful consideration. Overall size, bulk and scale of the project is too large for the small size of the lot.
2. Cabana at 800 sq. ft. is too large for this constrained lot. Reduce the size of the cabana to 400 sq. ft. 600 sq. ft. may be acceptable depending on how it is configured.
3. Restudy pool size and site layout of pool and cabana.
4. Current site plan of backyard and second floor windows/Juliette balconies on south elevation would negatively affect privacy of adjacent Hearst property.
5. Reduce the size of the windows/Juliette balconies on the south elevation to match smaller windows on opposite of the master bedroom.
6. Chimneys are too broad, too massive; restudy and make narrow as they gain height.
7. Tall hedge between site and Hearst property should not be relied on solely for privacy. Choose either a hedge planting material that will provide an appropriate height without much maintenance or even better select appropriate tree species and locate strategically to provide privacy without creating a boxed in feeling for the neighbor.
8. Restudy second floor design. Would prefer an architectural style that tucks the new second floor under an attic roofline, to give appearance of a one story building. A streetscape exercise studying the appearance of the existing homes on the street may help to address the bulk and scale of the house from the street view.

Project received comments only. No action taken.

CONCEPTUAL REVIEW

6.	11BAR-00000-00029	Howe Addition/Remodel, Garage Conversion and New Pool	965 Brooktree Lane
	11LUP-00000-00092	(Brian Banks, Planner 568-3559)	Ridgeline

Request of Tom Smith, architect for the owner, Michael Howe, to consider Case No. 11BAR-00000-00029 for conceptual review of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet into living space, new covered patio and deck, new front patio area with new pool and retaining walls of 6 feet, new motor court with retaining wall of 8 feet at the rear of the property. The project includes an exterior remodel from wood siding to plaster and stone, and a new tile roof. The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 257 square feet, the second floor being approximately 2,714 square feet and an attached garage of approximately 483 square feet. The proposed project approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-012, located at **965 Brooktree Lane** in the Montecito area, First Supervisorial District. (Appearing: Tom Smith)

Public Comments:

Kellam de Forest
Letter: Marshall & Gretchen Milligan

MBAR COMMENTS:

- 1. Restudy site grading; prefer to see a secondary rubble or boulder wall just above the retaining wall to reduce grading in the back, as well reduced height of the retaining walls around pool and terrace in the front.**
- 2. House works better with the rear entry.**
- 3. Size, bulk, scale and height are ok.**
- 4. Story poles not necessary.**
- 5. Return with a good landscape plan appropriate for the site's oaks.**

Project received comments only. No action taken. The project may return for preliminary/final approval with the consent of the case planner.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Palladini, and carried by a vote of 4 to 0 (Maphis, Eichelberger & Mendro absent) that the meeting be adjourned until 3:00 P.M. on Monday, January 24, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.