



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 5, 2010

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
Michele Michaelson	Don Nulty - Vice Chair
Bill Palladini	Sharon Foster - MBAR Secretary
Sam Maphis	Alice McCurdy - Supervising Planner
Derrick Eichleberger	

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:11 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson	
Bill Palladini	
Anthony Spann	- Chair
Sam Maphis	
Sharon Foster	- MBAR Secretary
Alice McCurdy	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Derrick Eichleberger	
Marsha Zilles	
Donald Nulty	Vice Chair

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 6

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No changes were made to the agenda.

III. MINUTES: MINUTES: Nulty moved, seconded by Michaelson and carried by a vote of 4-0 (Eichelberger, Nulty & Zilles absent) to approve the Minutes of March 22, 2010.

C-1. 10BAR-00000-00043

Murphy SFD Addition

2150 Ten Acre Road

10LUP-00000-00089

(Kimberley McCarthy, Planner, 568-2005)

Ridgeline: N/A

Request of Tai Yeh, architect for the owner, George Murphy, to consider Case No. 10BAR-00000-00043 for a **final approval on consent of a bedroom addition to an existing single family dwelling of approximately 360 square feet.** The following structures currently exist on the parcel: a 2,746 square foot single family dwelling with an attached garage of approximately 480 square feet. The proposed project will require not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel

Number 007-430-017, located at **2150 Ten Acre Road** in the Montecito area, First Supervisorial District.
(Continued from 3/22/10) (Tai Yeh appearing)

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 4-0 (Eichelberger, Nulty & Zilles absent) to grant final approval on consent of 10BAR-00000-00043.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:
Name tags were distributed to the MBAR members.

VI. STAFF UPDATE:

Alice McCurdy briefed the MBAR on two planning items that are on the Board of Supervisors' agenda for 4/6/10. Item 6 on their agenda is a discussion of Long Range Planning Division's work program for the upcoming fiscal year. This discussion will address the pressures on the departmental budget regarding the use of general fund money. Item 3 on the Board agenda involves the changes that the California Coastal Commission (CCC) is requesting be made to the LUDC and the Montecito LUDC with respect to its implementation in the Coastal Zone. The CCC is scheduled to discuss this matter at its hearing in Ventura on April 15th

1.	10BAR-00000-00047	McKinley Exterior Changes	1170 Glenview Road
	10RVP-00000-00020	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Rick Jeffrey, agent for the owners, Mark & Laurie McKinley, to consider Case No. 10BAR-00000-00047 for **revised final approval of a change to the exterior material from stucco to stone.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,478 square feet and an existing cabana of 590. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-087, located at **1170 Glenview Road** in the Montecito area, First Supervisorial District. (Rick Jeffrey, agent, and Laurie McKinley, owner/designer, appearing)

MBAR Comment:

1. The addition of a window to the pool house as depicted on the applicant's plans is acceptable.

ACTION: Michaelson moved, seconded by Maphis and carried by a vote of 4-0 (Eichelberger, Nulty & Zilles absent) to grant revised final approval of 10BAR-00000-00047.

2.	10BAR-00000-00031	Briggs Addition	1394 Danielson Road
	10CDP-00000-00020	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Hekar Rivera, agent for the owner, Matthew Briggs, to consider Case No. 10BAR-00000-00031 for **preliminary/final approval of an addition to the existing residence of approximately 284 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 692 square feet and a detached garage/workshop of approximately 330 square feet. The proposed project will not require grading. The property is a .14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-301-001, located at **1394 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 3/8/10) (Hekar Rivera, agent, appearing)

Mr. Rivera submitted updated plans; the only changes reflected on the new plans relate to elevation data points corrected per input from County Flood Control.

ACTION: Maphis moved, seconded by Michaelson to grant preliminary/final approval of 10BAR-00000-00031 with the condition that the existing fountain within the setback is to be removed.

3. **10BAR-00000-00046** **Singer Entry Foyer Addition** **612 Cowles Road**
10LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Maurice Singer, to consider Case No. 10BAR-00000-00046 for **conceptual review of an addition of an entry foyer of approximately 260 square feet to the existing single family dwelling and demolition of 2 existing bay windows of approximately 32 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,869 square feet, an attached garage of approximately 602 square feet, an attached second dwelling unit of approximately 549 square feet and a storage closet of approximately 55 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-170-035, located at **612 Cowles Road** in the Montecito area, First Supervisorial District. (Sophie Calvin, agent, and Maurice Singer, owner, appearing)

Public Comments:

John Warner
Don Sharp

MBAR Comments:

1. **The project looks pretty good.**
2. **The crenulation detailing on the gable looks too heavy and deep.**
3. **The arched window with the light fixture looks forced.**
4. **No story poles or site visits are required.**
5. **Project to return with details and lighting for preliminary/final review.**

The project received comments only. The project may return for preliminary/final approval with the approval of the planner.

4. **10BAR-00000-00044** **Layden Pool Cabana and Covered Porch** **830 Buena Vista Avenue**
10LUP-00000-00044 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Benjamin Woodall, agent for the owners, Marjorie Layden, to consider Case No. 10BAR-00000-00044 for **conceptual review of an unpermitted pool cabana of approximately 720 square feet with attached covered porch of approximately 175 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,538 square feet, a guesthouse of approximately 631 square feet and swimming pool. The proposed project will not require grading. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at **830 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Benjamin Woodall, agent, appearing)

MBAR Comments:

1. **Applicant to provide photos of the existing house, guesthouse, and neighboring homes to provide context for the project.**
2. **The footprints of neighboring homes on all sides of the project should be depicted on the plans.**
3. **The style does not appear to match anything. Context should match the existing house. It would be acceptable to play off of something other than the existing house, i.e. an architectural folly, but the design would have to be exceptional.**
4. **The project seems pushed up in the air. The applicant should study lowering the finished floor to make the structure relate better to the existing land and structures.**

5. **With respect to the option of attaching the structure to the residence, the combined structure would have to meet zoning and building requirements (i.e. FAR's and shared walls).**
6. **The planner should clarify whether the pool is a part of the requested permit.**
7. **The pool equipment may be encroaching into the setback and needs to be relocated away from the property line.**
8. **Need to investigate and document existing screening.**
9. **Lighting and details to be provided upon re-submittal.**

The project received comments only. The project may return for further conceptual review.

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 4 to 0 (Eichelberger, Nulty & Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, April 19, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:45 P.M.