

COUNTY OF SANTA BARBARA



**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of APRIL 19, 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 3:16 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
Donald Nulty - Vice Chair
Anthony Spann - Chair
Derrick Eichleberger
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Sam Maphis

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Michaelson moved, seconded by Palladini and carried by a vote of 3-0-3 (Maphis absent, Eichelberger, Nulty & Zilles abstained) to approve the Minutes of April 5, 2010.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Spann requested that the MBAR members contact the MBAR secretary Sharon Foster, as soon as they know they will not be able to attend a meeting.

V. STAFF UPDATE: None

STANDARD AGENDA:

- C1. 08BAR-00000-00084** Lombard New Single Family Dwelling, Attached Garage and Cabana 819 Ashley Road
08LUP-00000-00184 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **final approval on consent of a new two story single-family residence of approximately 5,506 square feet with a new 587 square foot two car garage and an approximately 1,778 square foot basement and construction of a new cabana of approximately 425 square feet and with a trellis of approximately 658 square feet. Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import.** No trees will be removed as part of this project. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/19/08, 8/25/08, 10/20/08, 11/17/08, 12/01/08, 3/8/10)

ACTION: Palladini moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to grant final approval on consent of 08BAR-00000-00084.

STANDARD AGENDA:

- 1. 10BAR-00000-00054** Tea Fire Rebuild Loiacono New Single Family Dwelling 1050 Coyote Road
10LUP-00000-00113 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, Lisa Loiacono, to consider Case No. 10BAR-00000-00054 for **conceptual review/preliminary & final approval of a single family residence of approximately 4,286 square feet, a basement of approximately 811 square feet and an attached garage of approximately 808 square feet. The proposed project replaces the approved development associated with case no. 09LUP-00000-00087 and reflects a reduced scope of work to eliminate the approved guesthouse and decrease the size of the dwelling, basement, and garage.** No structures currently exist on the parcel. The proposed project will require grading of approximately 1,800 cubic yards of cut and approximately 1410 cubic yards of fill. The property is an 8.56 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-050-035, located at **1050 Coyote Road** in the Montecito area, First Supervisorial District. (Michael Stroh, architect; Jimmy Nigro, designer; Lisa Loiacono, applicant; Josh Monroy, Earthform Design appearing)

MBAR comments:

- 1. The project looks fine.**

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 6-0 (Maphis absent) to grant preliminary/ final approval of 10BAR-00000-00054.

- 2. 09BAR-00000-00037** Tolles New Two Story Residence, Detached Garage Demo/Remodel 602 Parra Grande Lane
09LUP-00000-00112 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00037 for a **final approval of a new two story residence of approximately 5,430 total square feet including 3,151 square feet for the first floor and including approximately 2,279 square feet for the second floor, and a detached 3 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a 3 unit residential building of approximately 1,867 square feet, to be demolished, and a garage of approximately 970 square feet. The proposed project will require approximately 1100 cubic yards of cut and approximately 1500 cubic yards of fill. The property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the

Montecito area, First Supervisorial District. (Continued from 3/23/09, 10/12/09, 2/22/10) (Peter Becker, Architect; Tom Henson, Architect; and Tom Tolles, applicant appearing)

Public comments:

1. Ginny and Garrett Spiers, neighbors, submitted a letter supporting the project.

MBAR comments:

1. **As a suggestion, chip seal is a noisy surface, and it is therefore recommended that the applicant either use little top gravel, or that they sweep off the road surface after the chip seal is laid down.**

ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to grant final approval of 09BAR-00000-00037 with the condition that the wall along the road be changed from a 5 foot minimum set back to a 7 foot minimum setback from the edge of pavement.

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| 3. | 09BAR-00000-00162 | Tolles New Two Story Residence,
Detached Garage Demo/Remodel | 602 Parra Grande Lane |
| | 09LUP-00000-00419 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00037 for a **final approval of a remodel/reconfiguration of an existing non-conforming triplex of approximately 2,436 total square feet with an attached garage of approximately 620 square feet into one single family dwelling of approximately 2,065 square feet, an attached garage of approximately 620 square feet and attached accessory structure totaling 341 square feet, including storage or approximately 371 square feet.** The following structures currently exist on the parcel: a 3 unit residential building with an attached garage of approximately 3,056 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .77 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 2/22/10) (Peter Becker, Architect; Tom Henson, Architect; and Tom Tolles, applicant appearing)

ACTION: Michaelson moved, seconded by Palladini and carried by a vote of 6-0 (Maphis absent) to grant final approval of 09BAR-00000-00162.

CONCEPTUAL REVIEW

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| 4. | 09BAR-00000-00168 | Mountain Drive Trust Addition/Demo
Cabana and Detached Garage | 1515 and 1527 East Mountain Drive |
| | 09LUP-00000-00537 | (Errin Briggs, 568-2047) | Ridgeline: Urban |

Request of Jennifer Foster, agent for the owner, The Mountain Drive Trust, to consider Case No. 09BAR-00000-00168 for **further conceptual/preliminary approval of an addition to the existing single family residence listed as 1515 of approximately 2,183 square feet with the first floor being approximately 2,183 square feet, the second floor being approximately 1,269, a basement of approximately 1,782 square feet and a detached garage of approximately 555 square feet and a pool cabana of approximately 797 square feet.** The following structures currently exist on the parcel: on 1515 East Mountain Drive, a single family residence of approximately 4,581 square feet, a detached garage of approximately 859 square feet and loft of approximately 760 square feet. On 1527 East Mountain Drive, a single family residence of approximately 2,400 square feet a detached garage of approximately 455 square feet and a guest house above the garage of approximately 340 square feet, all to be demolished. The proposed project will require approximately 1700 cubic yards of cut and approximately 1700 cubic yards of fill. The properties are a 2.59 and 1.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-002 and 011-110-003, located at **1515 & 1527 East Mountain Drive** in the Montecito area, First Supervisorial District.(Continued from 11/9/09) (Andy

Neumann, architect; Chris Jacobs, attorney; Dave Mendro; Jennifer Foster, agent; Jennifer Bartley; Danny Longwill; Sidney Baumgartner, landscape architect; Scott Menzel, landscape architect appearin

MBAR comments:

- 1. The amount of uplighting proposed is excessive, and should be reduced by 50%.**
- 2. Downlights placed low in trees could be acceptable.**
- 3. A dimmer for exterior lights would be helpful.**
- 4. Lighting trees can be a good way to achieve exterior lighting on this sloping site. The exterior lighting looks mild.**
- 5. There is a big gap in vegetative screening to the south; screening should be enhanced to benefit privacy for both the applicant and the neighbor.**
- 6. The exceedance of the FAR can be supported because the project density is located at the center of the lots being merged, and because the project's bulk is lower than the street and well-screened.**

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval of 09BAR-00000-00168. Item may return for final with permission from planner.

	Raith New Single Family Dwelling	
5. 10BAR-00000-00051	Detached Garage and Accessory Structure	180 San Ysidro Road
10CDP-00000-00019	(Kimberely McCarthy, 568-2005 Planner)	Ridgeline: Urban

Request of Bree Medley, architect for the owners, Jonathan & Elizabeth Raith, to consider Case No. 10BAR-00000-00051for **conceptual review/preliminary/final approval of a new single family residence of approximately 3,125 (Gross) square feet, a detached garage of approximately 550 (Gross) square feet, a temporary dwelling of approximately 799 (Gross) square feet to be converted into a pool cabana upon completion of the main residence, a detached accessory structure of approximately 175 (Gross) square feet and trellis of approximately 395 (Gross) square feet .** The following structures currently exist on the parcel and will be demolished: a lath house and storage of approximately 925 (Gross) square feet. The proposed project will require approximately 288 cubic yards of cut and approximately 288 cubic yards of fill. The property is a .67 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-004, located at **180 San Ysidro Road** in the Montecito area, First Supervisorial District. (Bree Medley, architect; Jennifer Foster, agent; Elizabeth Raith, owner appearing)

MBAR comments:

- 1. The MBAR would like to see the clear glass in the exterior light replaced with mica or opaque glass.**

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to grant preliminary/final approval of 10BAR-00000-00051.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Eichelberger, and carried by a vote of 6 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, May 3, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:05 P.M.