

COUNTY OF SANTA BARBARA



**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of May 3, 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 Vice Chair, Don Nulty, 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
Sam Maphis
Derrick Eichleberger
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Anthony Spann - Chair
Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Michaelson moved, seconded by Palladini and carried by a vote of 5-0 (Spann absent) to approve the Minutes of April 19, 2010.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: None

STANDARD AGENDA:

**Gore New SFD, Detached 3 Car Garage
Cabana and Workshop**

1775 Jelinda Drive

1. **10BAR-00000-00020**

10CDP-00000-00020

(Kimberley McCarthy, Planner 568-2005)

Ridgeline: N/A

Request of Steve Wilson, architect for the owners, Suzanne Gore, to consider Case No. 10BAR-00000-00020 for **preliminary approval of a new single family dwelling of approximately 4,663 square feet, a pool cabana of approximately 431 square feet, a detached garage of approximately 756 square feet, and a workshop of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 1.61 acre parcel zoned 2- E-1 and shown as Assessor's Parcel Number 007-530-010, located at **1775 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 2/22/10) (Steve Wilson, Dan Weber, and Josh Monroy appearing)

Public Comments:
Susan Petrovich
Dawn Sherry

MBAR comments:

1. **The architecture is quite nice.**
2. **This is a very exposed site, and landscaping will be an important tool in softening the site's appearance.**
3. **The landscaping proposed to screen the master bedroom section looks like it will be successful.**
4. **The landscaping is thin on the Jelinda side of the site; would like to see bigger and denser plantings framing the ocean view in that area.**
5. **The vegetation proposed along the street is ok and will let the house be seen.**
6. **The height of the wall is an issue and may have overreached.**
7. **The MBAR members will visit the site to see the story poles which are currently up.**

The project was continued to a further hearing at the request the MBAR members. A site visit to view story poles will be scheduled. (Spann & Zilles absent)

2. **09BAR-00000-00206**

09LUP-00000-00527

Barone Cabana Addition

(Mark Walter, Planner 568-2852)

969 Brooktree Road

Ridgeline: N/A

Request of Justin Van Mullem, architect for the owners, Charles Barone, to consider Case No. 09BAR-00000-00206 for **preliminary review of a new cabana of 615 approximately square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4047 square feet and an attached garage of approximately 693 square feet. The proposed project will require approximately 240 cubic yards of cut and no fill. The property is a .91 acre parcel zoned 2E-1 and shown as Assessor's Parcel Number 011-060-011, located at **969 Brooktree Road** in the Montecito area, First Supervisorial District. (Continued 1/4/10) (Justin Van Mullem, Architect, appearing)

MBAR comments:

1. **It would be good to plant something that will roll over and soften the wall.**
2. **Consider utilizing the existing planter as part of the solution to screen the seven foot wall; explore using larger shrubs or bougainvillea or another cascading plant.**
3. **A tree forming an arch over the drive would be nice.**
4. **The planner has noted that no exterior lighting is proposed; soft downlighting under the eave could be acceptable.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 5-0 (Spann & Zilles absent) to grant preliminary approval of 09BAR-00000-00206.

3. **10BAR-00000-00065** **Sloan New** **Single Family Residence** **2600 Sycamore Canyon Road**
(Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Scott Sloan, to consider Case No. 10BAR-00000-00065 for **conceptual review of a new two story residence, the first floor being approximately 2060 square feet, the second floor being approximately 2076 square feet, an attached garage of approximately 837 square feet.** The following structures currently exist on the parcel and will be demolished: a two story residence with the first floor being approximately 1704 square feet. (gross) the second floor being approximately 853 square feet (gross) and a detached guesthouse of approximately 240 square feet (gross). The proposed project will require approximately 1400 cubic yards of cut and approximately 800 cubic yards of fill. The property is a .88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-016, located at **2600 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. **(Kevin Clarke, designer, and Scott Sloan, owner, appearing)**

Public Comments:
Bente Millard
Bonnie Burgers
Beverly Lewis

MBAR comments:

1. **The project looks very nice.**
2. **Drainage needs to be addressed; drainage should go into an approved drainage system or to the street.**
3. **Need to better understand existing and proposed landscape screening to determine visual effects, especially considering the amount of grading proposed.**
4. **There is a lot of soil proposed to be trucked offsite.**
5. **The wall heights may present an issue, imposing on the downhill side.**
6. **The heights of vertical walls should be minimized.**
7. **Use terracing onsite to cut down on grading.**
8. **Consider feathering fill along the sides of the pool to avoid the export of soil.**
9. **The border landscaping should be shown next time.**
10. **This is a large house for a one acre site.**
11. **Individual site visits will be conducted to see the site.**

Comments only. Project may return for preliminary review after an LUP application has been submitted. (Spann & Zilles absent)

4. **10BAR-00000-00066** **Demetrios/Nagel SFD Additions** **2120 Forge Road**
(No Planner Assigned) Ridgeline: N/A/

Request of Joe Reeves, agent for the owners, Aris Demetrios & Ilene Nagel, to consider Case No. 10BAR-00000-00066 for **conceptual review of an addition to the existing residence of approximately 1635 square feet and a attached garage of approximately 472 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,907 square feet with an attached garage of approximately 428 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill or will not require grading. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-011, located at **2120 Forge Road** in the Montecito area, First Supervisorial District. **(Thiep Cung, Warner Group, and Joe Reeves, agent, appearing)**

MBAR comments:

- 1. This is an exciting design with lush and dramatic elements.**
- 2. Like the bold forms and the mysterious quality.**
- 3. Like the site plan; the architecture is interesting.**
- 4. Screening is important.**
- 5. It is not clear how the driveway and gate would work for guests given the site plan.**
- 6. Like the breezeway and the divided house, but the transition seems abrupt.**
- 7. Would like to see more flow and relationship between the two sides.**
- 8. Using sandstone plinths at the ground level might bring the project into the Birnam Wood vernacular.**
- 9. MBAR members will do informal site visits.**
- 10. No story poles are required.**
- 11. Project may return for preliminary review after an LUP application has been submitted.**

**Comments only. Project may return for preliminary approval with the approval of the planner.
(Spann & Zilles absent)**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member moved Michaelson, seconded by Maphis, and carried by a vote of 5 to 0 (Spann & Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, May 17, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.