



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 9, 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	Anne Almy	- Supervising Planner
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 3:15 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Dave Mendro
Marsha Zilles
Bill Palladini
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Sharon Foster - MBAR Secretary
Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Derrick Eichelberger

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT:

Item #2- Turrichi Revised Final 11BAR-00000-00065, was continued to the June 6, 2011 MBAR meeting at the request of Planning & Development.

ACTION: Nulty moved, seconded by Maphis and carried by a vote 4-0 (Maphis, Eichelberger & Palladini absent) to approve the change to the agenda.

III. MINUTES:

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

Palladini moved, seconded by Nulty and carried by a vote of 5-0-2 (Maphis & Mendro abstained) to approve the Minutes of March 28, 2011.

Mendro moved, seconded by Palladini and carried by a vote of 4-0-1 (Spann, & Maphis absent, Zilles abstained) to approve the Minutes of April 11, 2011 as amended.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

V. STAFF UPDATE: None

CONSENT AGENDA:

C-1.	11BAR-00000-00038	281 Hot Springs, LLC	281 Hot Springs Road
	11LUP-00000-00119	Roof, Landscape and Driveway Changes (Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, 281 Hot Springs, LLC, to consider Case No. 11BAR-00000-00038 for **preliminary/final approval on consent of a new driveway and entry gates, existing entry walls to be raised from 6 feet to 8 feet, a new tennis court to replace the existing sport court, replace existing pool with a new configuration, a new gable roof on the master bathroom and new window changes and remove previously approved doors to the media room.** The following structures currently exist on the parcel: a two story residence of approximately 5275 square feet total, a detached garage of approximately 486 square feet (to be demolished) an detached accessory structure of approximately 800 square feet (to be demolished), a kitchen addition of approximately 104 square feet, mud room addition of approximately 157 square feet and family room of approximately 396 square feet. . The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 4/11/11, 4/25/11)**

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 5-0-1 (Eichelberger absent, Nulty abstained) to grant preliminary/ final approval on consent of 11BAR-00000-00038.

STANDARD AGENDA:

FINAL APPROVAL

1.	11BAR-00000-00059	Mountain Drive Trust Revision to Cabana	1515 East Mountain Drive
	11RVP-00000-00033	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, 1515 Mountain Drive Trust, to consider Case No. 11BAR-00000-00059 for **revised final approval to reduce the size of the previously approved cabana from approximately 690 square feet to approximately 440 square feet and lower the height from approximately 16 feet to approximately 11 feet.** The following structures currently exist on the parcel: permitted and under construction single family dwelling of approximately 8,202 square feet, with basement of approximately 1,931 square feet, a detached garage of approximately 603 square feet and a cabana of approximately 642 square feet. The proposed project will not require grading. The property is a 2.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-002, located at **1515 East Mountain Drive** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 6-0 (Eichelberger absent) to grant revised final approval of 11BAR-00000-00059.

2.	11BAR-00000-00065	Turrichi Revised Final	1355 East Mountain Drive
	11RVP-00000-00036	(Nicole Lieu, Planner 884-8068)	Ridgeline: N/A

Request of Tom Meaney, architect for the owners, Scott & Lavette Turrichi, to consider Case No. 11BAR-00000-00051 for a **revised final approval to remove the previously approved office space of approximately 300 square feet and the removal of an already existing covered porch of approximately 420 square feet.** The following structures currently exist on the parcel: A two story single family dwelling of approximately 4404 total square feet, a pool house of approximately 630 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .90 acre

parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 East Mountain Drive** in the Montecito area, First Supervisorial District.

ACTION: Eichelberger moved, seconded by Zilles and carried by a vote of 6-0, (Eichelberger absent), to continue the project to the June 6, 2011 MBAR meeting. See Agenda Status Report.

CONCEPTUAL REVIEW

3. **10BAR-00000-00170** **Morrow Demo** **1661&1665 Fernald Point Lane**
New Single Family Dwelling
(J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Domiane Forte, architect for the owners, Ron & Susan Morrow, to consider Case No. 10BAR-00000-00170 for **further conceptual review of a new two story single family dwelling with the first floor being approximately 5,543 square feet, the second floor being 2,752 square feet, a guesthouse of approximately 796 square feet, and an accessory structure of approximately 789 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 8,561 square feet, an attached garage of approximately 361 square feet, and existing detached garages totaling approximately 993 square feet - all to be demolished; and an existing cabana of approximately 737 square feet to remain. The proposed project will require less than 50 cubic yards of cut and no fill. The two properties are 1.39-acres total, zoned 1-E-1, and shown as Assessor's Parcel Numbers 007-374-003 & 007-374-004, located at **1661 & 1665 Fernald Point** in the Montecito area, First Supervisorial District. **(Continued from 11/22/10)**

The project received comments only. Eichelberger absent from the discussion. The project can return for further conceptual review. Site visit and story poles requested.

MBAR Comments:

1. Like the idea of merging the two lots and condensing the structure on the site. Main issue is FAR overage. Issue may need to be resolved by the MPC.
2. Generally, the architectural style is acceptable but will need a site visit with story poles to determine how the mass and bulk relate to the site.
3. The proposed SFD is a wide building on a beach that has a definite rhythm of narrower buildings. The fact that the west portion of the proposed SFD is set back helps achieve consistency with this rhythm; could break up the south elevation further.
4. Some concern about the length of the structure along the east and west elevations; story poles will assist in understanding the impact of these elevations on the neighbors.
5. Restudy break ups in lights.

4. **11BAR-00000-00051** **Clay New Guesthouse** **1431 East Mountain Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Kelly Teich, architect for the owners, Walt & Linne Clay, to consider Case No. 11BAR-00000-00051 for **conceptual review of new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 5,075 square feet and an attached garage of approximately 471 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District.

The project received comments only. Eichelberger absent from the discussion. The project can return for preliminary/final approval after a planner is assigned and the submittal of the Land Use Permit.

MBAR Comments:

1. Architecture is successful in harmonizing with the existing SFD. Elegant design solution.
2. Some concern about the setback from the creek although existing motor court extends further toward the creek than the proposed guest house. The planner and biologist to confirm appropriateness of the setback.

5. **11BAR-00000-00060** **Sturgess New Single Family Dwelling** **1130 Channel Drive**
Attached Garage/Artist Studio
(No Planner Assigned) Ridgeline: N/A

Request of Bob Klammer, architect for the owners, Tom & Heather Sturgess, to consider Case No. 11BAR-00000-00060 for **conceptual review of a new two story single family dwelling, with the first floor being approximately 1,525 of approximately square feet, the second floor being approximately 1,533 square feet, an attached garage of approximately 800 square feet and a detached accessory structure of approximately 450 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,286 square feet, an attached second unit of approximately 600 square feet, an attached accessory structure of 389 square feet and an attached garage of approximately 421 square feet, all to be demolished. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-3520-015, located at **1130 Channel Drive** in the Montecito area, First Supervisorial District.

The project received comments only and can return for further conceptual review. Site visit and story poles requested. Eichelberger absent from the discussion.

MBAR Comments:

- 1. Interesting structure. Like the concept, but at 18% over the FAR guidelines, the scale and FAR are concerns.**
- 2. The structure presents quite a bit of mass with the second story cantilevered over the driveway and built to the setback line on this narrow lot.**
- 3. Will need a site visit with story poles on the house and garage.**
- 4. Appreciate the interplay of open spaces throughout the design.**
- 5. Appreciate that easement treatment was resolved with the neighbors.**

6. **11BAR-00000-00057** **Galkin Exterior** **3155 Eucalyptus Hill Road**
Alterations & Addition
(No Planner Assigned) Ridgeline: N/A

Request of Joe Steuer, agent for the owners, Derek & Jenna Galkin, to consider Case No. 11BAR-00000-00057 for **conceptual review of an addition of an attached accessory structure of approximately 360 square feet and exterior alterations.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,180 square feet, an attached garage of approximately 481 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a .94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-008, located at **3155 Eucalyptus Hill Road** in the Montecito area, First Supervisorial District.

The project received comments only. The project can return for preliminary/final approval after the submittal of the Land Use Permit. Eichelberger absent from the discussion.

1. No design concerns with this project.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Zilles moved, seconded by Maphis, and carried by a vote of 6 to 0 (Eichelberger absent) that the meeting be adjourned until 3:00 P.M. on Monday, May 23, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.