



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 23, 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	- <b>Chair</b>
Bill Palladini	Don Nulty	- <b>Vice Chair</b>
Sam Maphis	Sharon Foster	- <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy	- <b>Supervising Planner</b>
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:

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

**COMMITTEE MEMBERS ABSENT:** None

**NUMBER OF INTERESTED PERSONS:** 15

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

### II. AGENDA STATUS REPORT:

Item #1 on the Standard Agenda, 10BAR-00000-00122, Kohansamad Addition, 140 Butterfly Lane, has been continued to the June 6, 2011 MBAR meeting at the request of the applicant.

**III. MINUTES:** Eichelberger moved, seconded by Mendro and carried by a vote of 4-0 (Zilles, Spann & Maphis absent) to approve the minutes, as amended, of April 25, 2011.

**MINUTES:** Nulty moved, seconded by Palladini and carried by a vote of 6-0 (Maphis absent) to approve the minutes, as amended, of May 9, 2011.

### CONSENT AGENDA:

<b>C-1. 10BAR-00000-00148</b>	<b>Walters Living Trust Fence &amp; Trellis</b>	<b>365 Hot Springs Road</b>
10LUP-00000-00393	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of the owner, Christy Kolva, to consider Case No.10BAR-00000-00148 for **final approval on consent of an unpermitted fence with a garden accessory trellis of approximately 145 square feet**. The following structures currently exist on the parcel: a single family dwelling, an attached garage and an accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/10, 11/8/10, 4/25/11)

**ACTION: Nulty moved, seconded by Palladini, and carried by a vote of 6 to 0 (Maphis absent) to grant final approval on consent of 10BAR-00000-00148.**

**VI. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Tony Spann stated that he would be stepping down for item Nos. 1 & 3, 10BAR-00000-00122 Kohansamad Addition, 140 Butterfly Lane & 11BAR-00000-00067 McManus Addition, 1180 High Road.**

**V. STAFF UPDATE: None**

**STANDARD AGENDA:**

**CONCEPTUAL REVIEW**

- |           |                          |  |                           |
|-----------|--------------------------|--|---------------------------|
| <b>1.</b> | <b>10BAR-00000-00122</b> | <b>Kohansamad Addition</b>             | <b>140 Butterfly Lane</b> |
|           | 10CDP-00000-00077        | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A            |

Request of Joseph Pazcoguin, agent for the owner, Albert Kohansamad, to consider Case No. 10BAR-00000-00122 for **further conceptual review of a remodel and addition to a two story single family dwelling of approximately 650 square feet to the first floor and 550 square feet to the second floor and an attached garage of approximately 400 square feet**. The following structures currently exist on the parcel: a two story single family dwelling with the first floor consisting of 950 square feet and the second floor being 650 square feet. The proposed project will not require grading. The property is a acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-018, located at **140 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 8/23/10)

**Public Comment:**

Richard Redmond  
Jane Eldgridge  
Jim Boyce

**ACTION: Nulty moved, seconded by Palladini, and carried by a vote of 5 to 0 (Maphis & Nulty absent) to continue 10BAR-00000-00122 to the June 6, 2011 MBAR meeting. See Agenda Status Report. The MBAR member's heard comments from the neighbor's due to the short notice of the continuance. Spann abstained from hearing the comments.**

- |           |                          |   |                         |
|-----------|--------------------------|---|-------------------------|
| <b>2.</b> | <b>11BAR-00000-00015</b> | <b>880 Picacho Lane Trust SFD Demo<br/>Rebuild &amp; Remodeled Guesthouse</b> | <b>880 Picacho Lane</b> |
|           | 11LUP-00000-00100        | (Megan Lowery. Planner 568-2517)  | Ridgeline: N/A          |

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **further conceptual review of a new two story single family residence, with the first floor being approximately 3,950 square feet, the second floor being approximately 3,200 square feet, a basement of approximately 2,175 square feet, an attached garage of approximately 700 square feet, a detached garage of approximately 840 square feet and a detached two-story garage/office space of approximately 1,670 square feet total**. The following structures currently exist on the parcel: a single family dwelling residence of approximately 5,630 square feet, and attached garage of approximately 738 square feet, all to be demolished, a detached garage of approximately 1,670 square feet and an accessory structure of approximately 840 square feet, to be remodeled. The proposed project

will require approximately 250 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-034 & 011-100-035, located at **880 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/11)  
(Appearance by Bree Medley, Leonard Unander, Brandon Friggione, Barbara Colvin)

**Public Comment:**

Philip Kirst  
Howard Arvey  
Kellam De Forest

**MBAR Comments:**

1. **The formal, symmetrical architecture proposed is typically sited to afford distant views in a given setting; as designed, house is poorly sited insofar as it is crowded up against the motor court and overwhelms the viewer. Style of house cannot articulate around existing oaks and does not step down with the topography. House should be relocated to achieve distance from the motor court. This will give the project the visual distance necessary to the style and will also allow retention of oak trees currently proposed for removal.**
2. **Testimony from presenter represents owner's interest in designing around the existing accessory structure; this appears to be an inappropriate decision given the value of the accessory structure vs. the value of the house and obviates any ability to appropriately site the house: reconsider.**
3. **Proposed removal of oaks within the proposed motor court and footprint of the proposed SFD is unacceptable as these existing oaks provide context for the house and also provide a sense of place to the public as viewed from adjacent public roadways. Additionally, proposed replacement trees will be substantially smaller than existing oaks; need clarity on size of trees to be removed and size of trees to be installed. Relocate SFD and redesign motor court to preserve oaks. Reinforce desired symmetry with an alternative solution.**
4. **One vehicular access should be subordinate to the other. As designed with an allee of trees, the nominal secondary entry is overemphasized.**
5. **Minimize lawn.**
6. **Restore north bank of Oak Creek to bolster screening.**
7. **Sports courts appears to be an afterthought; court to be fully screened by hedging.**
8. **Merging the lots would allow for larger FAR which would in turn ease up on the floor plan which currently has rather small sized rooms.**
9. **Consider adding shutters to the project design.**
10. **Planner to report on historicity of existing house.**
11. **Return with landscape plan schematics.**

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

<b>3. 11BAR-00000-00067</b>	<b>McManus Addition</b>	<b>1180 High Road</b>
11CDP-00000-00029	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Jeff Gorrell, architect for the owner, John McManus, to consider Case No. 11BAR-00000-00067 for **conceptual review/preliminary approval of a single story addition of approximately 290 square feet and a patio with a 7 foot fence.** The following structures currently exist on the parcel: a single family dwelling of 2,697 square feet and carport of 535 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 2-E-1 and shown as Assessor's

Parcel Number 009-162-008, located at **1180 High Road** in the Montecito area, First Supervisorial District. (Appearance by Jeff Gorrell)

**MBAR Comments:**  
**None**

**ACITON: Maphis moved, seconded by Eichelberger 6-0-1 (Spann abstained) to grant 11BAR-00000-00067 preliminary approval. The project may return for final on consent with the approval of the planner.**

- |                          |  |                        |
|--------------------------|--|------------------------|
| <b>4.</b>                | <b>Westmont College Addition</b>         |                        |
| <b>11BAR-00000-00068</b> | <b>Exterior Remodel and Deck Removal</b> | <b>915 La Paz Road</b> |
|                          | (Alex Tuttle, Planner 884-6844)          | Ridgeline: N/A         |

Request of Pete Ehlen, architect for the owners, Westmont College, to consider Case No. 11BAR-00000-00068 for **conceptual review of an addition to the existing single family dwelling of approximately 130 square feet, removal of the existing wood siding to be replaced with plaster and a portion of the deck to be removed.** The following structures currently exist on the parcel: an existing single family dwelling of approximately 1,613 square feet, a detached garage of approximately 413 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The property is a 1.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-080-006, located at **915 La Paz Road** in the Montecito area, First Supervisorial District. (Appearance by Pete Ehlen & Randy Jones)

**MBAR Comments:**

- 1. Nice work.**
- 2. Appreciate removal of deck from within riparian corridor.**

**Project received comments only. The project may return for final on consent following the application for the Land Use Permit and with the approval of the planner.**

- |                          |                                  |                            |
|--------------------------|----------------------------------|----------------------------|
| <b>5.</b>                | <b>Montecito Family</b>          |                            |
| <b>11BAR-00000-00069</b> | <b>Y.M.C.A Master Plan</b>       | <b>591 Santa Rosa Lane</b> |
|                          | (Julie Harris, Planner 568-3518) | Ridgeline: N/A             |

Request of Mark Kirkhart, architect for the owners, Channel Islands YMCA Association, to consider Case No. 11BAR-00000-00069 for **conceptual review of a proposed Master Plan that includes an addition of an addition of 5,447 square feet to the main building, a new child care facility of approximately 2,723 square feet, a gymnasium of approximately 11,020 square feet, and a new 5,321 square foot locker room/natatorium.** The following structures currently exist on the parcel: the main building of approximately 7,400 square feet, 5,276 square feet to be demolished, and a locker room of approximately 3,300 square feet, to be demolished. The proposed project will require approximately 240 cubic yards of cut and approximately 530 cubic yards of fill. The property is a 4.25 acre foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-270-005, located at **591 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Appearance by Clas Landsander, Lane Goodkind, Mark Kirkhart, Kevin Dumain)

**Public Comment:**

Cindy Marcus  
Tom Bollay for Montecito Association

**MBAR Comments:**

- 1. With the exception of Westmont and the Miramar, this is the most high profile project in Montecito. The MBAR wants as much community input as possible and looks forward to**

receiving a report from the Montecito Association Land Use Committee on their prospective review.

2. **Great first pass. Very interesting project. Strong design, good materials. Colors will be important.**
3. **Support “green” concept based design.**
4. **Site planning is smart. Sensitive relationship between buildings. Architecture is sensible and breaks up apparent massing; appreciate design which is lighter on top and heavy on the bottom. Landscape respects the site and will soften proposed development. Applaud team for only proposing to remove one tree.**
5. **Screening of facility from surrounding public roadways will be crucial.**
6. **Will need to study size, bulk and scale so will need a site visit with building staked and gym story poled following Montecito Association LUC meeting and prior to review by the MPC.**

**Project received comments only. The project to return for further conceptual review.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Eichelberger moved, seconded by Maphis , and carried by a vote of 7 to 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 5:51 P.M.