



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 12, 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
Marsha Zilles
Bill Palladini
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Derrick Eichleberger
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

None

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. MINUTES: Nulty moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to approve the Minutes of June 21, 2010.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

Chair Spann reiterated the ground rules for MBAR site visits. The members shall attend site visits as a group, and need to stay together while onsite. Members can ask questions but will hold their comments on projects until they are back in the hearing room. While onsite members need to wear the new identification tags.

V. STAFF UPDATE:

Alice McCurdy noted that preliminary BAR approvals with heavy conditioning are problematic and need to be avoided. Since preliminary approvals start an appeal clock, the public, the applicant, and staff need to know with certainty what the approved project looks like. Where heavy conditions and/or conditions affecting the site plan are required, the project should return to the MBAR with revised drawings for Preliminary Approval. Imposing simple conditions such as required colors or reducing chimney height at the time of Preliminary Approval does not raise a concern.

STANDARD AGENDA:

1. 09BAR-00000-00210 Hosmer Adobe Additions and New Barn 461 San Ysidro Road
09LUP-00000-00545 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Central Coast Real Estate, LLC, agent for the owners, 461 San Ysidro, LLC, to consider Case No.09BAR-00000-00210 for revised preliminary/final approval of restoration and rehabilitation of the Hosmer Adobe including the following additions: approximately 432 square feet to the adobe residence, approximately 179 square feet to the water tower/lean to structure with reconstruction of the water tank on the tower roof, and approximately 69 square feet to the cottage, a new barn of approximately 2,182 square feet (1,644 square feet ground floor, 538 square foot hayloft), and a new driveway 6 ft. high entry gate with 6 ft. tall wing walls and 6 ft. 8 inch gateposts and a new 5 ft. high fence along the San Ysidro frontage of black chain link with screening hedge. The following structures currently exist on the parcel: Hosmer Adobe residence of 1,671 square feet, water tower/lean to structure of 525 square feet and cottage of 276 square feet. The proposed project will not require grading. The property is a 0.81-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-710-019, located at **461 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 1/25/10, 6/21/10) (Clay Aurell and Chris Gilliland appearing)

MBAR Comments:

1. In a perfect world, the vertical rail would pierce the cap rail.
2. The gate still looks estate-like and evokes the 1920's rather than the 1900's. Consider using a combination of wood and iron for the gate. A wooden kick panel would hide the mechanized equipment.

ACTION: Motion by Michaelson, seconded by Zilles, carried by a vote of 6-0-1 (Palladini abstained) to grant revised preliminary and final approval roval of 09BAR-00000-00210.

2. 10BAR-00000-00044 Layden Pool Cabana 830 Buena Vista Avenue
and Covered Porch
10LUP-00000-00090 (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 final approval 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. (Continued from 4/5/10, 6/21/10) (Benjamin Woodall, appearing)

MBAR Comments:

1. The Board needs to see final details in order to be able to grant final approval.
2. The arborist should be present when they are working near tree roots.

ACTION: Motion by Maphis, seconded by Palladini and carried by a vote of 7-0 to continue the project to the July 26th, 2010 MBAR meeting.

3. **10BAR-00000-00103** **1755 Fernald Point Revision** **1755 Fernald Point**
09RVP-00000-00104 (Kimberely McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Marc Appleton, architect for the owners, to consider Case No. 10AR-00000-00103 for a **revised final approval of the removal of two sets of exterior stairs, changes to the doors and window types, changes to the eave and roof treatments and a slight reduction in the gross & net square footages and a relocation of terraces and decks on the first & second floor.** The following structures currently exist on the parcel: a previously approved building is under construction. The proposed project will not require grading. The property is a 2.48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-025, located at **1755 Fernald Point** in the Montecito area, First Supervisorial District. (Marc Appleton and Ken Mineau, appearing)

MBAR Comments:

1. **The proposed changes appear to be limited to detailing.**
2. **Landscaping should make up for the blank spaces of the architecture.**

MBAR conditions:

1. **Existing site plan and any landscaping requirements to remain in force until a revised landscaping plan is approved.**

ACTION: Motion by Palladini, seconded by Zilles, and carried by a vote of 7-0 to grant revised final approval of 10BAR-00000-00103.

4. **10BAR-00000-00079** **Levine/Blackwell Addition and Detached Garage** **256 Santa Rosa Lane**
10LUP-00000-00177 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Peter Becker architect for the owners, Peter Levine & Martha Blackwell, to consider Case No. 10BAR-00000-00079 for **final approval of a single story addition of approximately 111 square feet to an existing two story single family dwelling of approximately 3,367 square feet, convert an attached garage of approximately 438 square feet into living area, and construct a detached garage of approximately 603 square feet in size and a height of approximately 13 ft.** The following structures currently exist on the parcel: a two story single family residence. The first floor being approximately 1,810 square feet, the second floor consisting of approximately 1,557 square feet and an attached garage of approximately 438 square feet. The proposed project will require approximately 35 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 6/7/10, 6/21/10) (Peter Becker and Robert Adams, appearing)

ACTION: Motion by Maphis, seconded by Nulty and carried by a vote of 6-0-1 (Michaelson abstained) to grant final approval of 10BAR-00000-00079.

5. **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 **final approval of an addition to the existing single family residence listed as 1515 of approximately 3,621 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, 41/9/10) (Dave Mendro, Chris Jacobs, Sydney Baumgartner, Scott Menzell, Jennifer Bartlett, and Jennifer Foster, appearing)

MBAR Comments:

1. Very nice project.

ACTION: Motion by Michaelson, seconded by Eichelberger and carried by a vote of 7-0 to grant final approval of 09BAR-00000-00168.

CONCEPTUAL REVIEW

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| 6. | 10BAR-00000-00101 | Askari Raise Plate Height & Addition | 1084 Golf Road |
| | 10LUP-00000-00101 | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |

Request of Braden Sterling, agent/architect for the owner, Tannaz Askari, to consider Case No. 10BAR-00000-00101 for **conceptual review, preliminary/final approval of raising the upper roof plate lines, adding a tower/roof element over existing stair, removing two fireplaces on the upper floor, relocating the fireplace from the lower level master bedroom sitting room.** The following structures currently exist on the parcel: a single family dwelling of approximately 7301 square feet, a pool house/cabana of approximately 648 square feet, and guest house of approximately 800 square feet, a detached garage of approximately 483 square feet and a second garage/storage structure of approximately 1083 square feet. The proposed project will not require grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Braden Sterling, appearing)

ACTION: Eichelberger moved, seconded by Michaelson and carried by a vote of 6-0-1 (Maphis abstained) to grant conceptual review, preliminary/ final approval of 10BAR-00000-00101, with the recommendation from Eichelberger that the parties undergoing construction in the immediate area get together to address the concerns raised in the letter received on this item from Nancie Taylor dated July 2, 2010.

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| 7. | 10BAR-00000-00105 | Lewis Demo, New SFD and Garage | 260 Bonnie Lane |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Valerie Froscher architect for the owners, Peter & Naila Lewis, to consider Case No. 10BAR-00000-00105 for **conceptual review of a new two story single family dwelling with the first floor being approximately 2,480 square feet, the second floor being approximately 1,890 square feet, an attached garage of approximately 785 square feet and a separate detached garage of approximately 600 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,158 square feet and a detached garage of approximately 492 square feet, to

be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 009-430-011, located at **260 Bonnie Lane** in the Montecito area, First Supervisorial District. (**Valerie Froscher, appearing**)

Public Comments:

- 1. Bernard Austin**
- 2. Bill Jones**
- 3. Jim Prudden**

MBAR Comments:

- 1. The design and site plan are attractive, but need to see how the project would affect the neighbors.**
- 2. Screening will be important on the north and east.**
- 3. Story poles and a site visit will be required.**
- 4. The applicant should consider making project revisions before the story poles are erected.**
- 5. The project exceeds the recommended floor to area ratio, and should be reduced.**
- 6. The question of whether this number of garages accommodating this number of cars is permitted needs to be addressed.**
- 7. Locating the pool 10 feet from the property line would impact the neighbors; recommend moving it back.**
- 8. The garage is surprisingly close to the street and seems misplaced.**
- 9. Ideally both the pool and the garage would be moved.**
- 10. A civil engineer should be consulted to look into drainage issues.**

The project received comments only. (Spann abstained) Project may return for preliminary after Land Use Permit is received and a planner is assigned. Site visit and story poles requested.

8. 10BAR-00000-00100	Offutt Remodel	245 Oak Road
10LUP-00000-00100	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, John Offutt, to consider Case No. 10BAR-00000-00100 for **conceptual review of a first floor addition of approximately 447 square feet, a second floor addition of approximately 631 square feet and to reconvert existing garage from habitable space back to a two car garage of approximately 509 square feet, a cabana/storage structure of approximately 735 square feet with a covered porch & trellis new, a second floor deck & stairs of approximately 252 square feet. Also proposed are window replacements** The following structures currently exist on the parcel: a single family residence of approximately 1,972 square feet, an attached carport of approximately 339 square feet. The proposed project will not require grading. The property is a .27 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 009-122-012, located at **245 Oak Road** in the Montecito area, First Supervisorial District. (**Sophie Calvin, appearing**)

Public Comments:

- 1. Kurt Berghold**

MBAR Comments:

- 1. This is a constrained site; even accommodating ingress, egress, and construction parking will be problematic.**
- 2. The pool equipment is located too close to the property line.**
- 3. The total amount of development proposed for this 0.27 acre site (i.e. 4500 square feet with the proposed cabana, pool, and gym) raises a concern.**

10.	Wolf Demo New SFD /Garage /ARSU (No Planner Assigned)	337 Hot Springs Road Ridgeline: N/A
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Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **conceptual review of a new two story single family dwelling with the first floor consisting of approximately 2,576 square feet, the second floor consisting of approximately 1,112 square feet, and an attached garage of approximately 1,246 square feet, a detached garage of approximately 960 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet, an attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District. (Robert Foley and Phil Brunsky, appearing)

Public Comments:

- 1.Holliday McManigal,
- 2.David Grokenberger,
- 3.Carol Lieff

MBAR Comments:

1. A site visit and story poles will be required.
2. The courtyard and single story design are very handsome. However, this design pushes the pool and walls etc. to the side of the property, particularly the southeastern corner. The downhill neighbor would be affected.
3. The southeastern corner will be very tall.
4. Putting the turnaround up on top will result in a massive footprint.

The project received comments only (Nulty abstained, Eichelberger absent). Project may return for preliminary approval after the Land Use Permit is received and with the approval of the planner.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Zilles, and carried by a vote of 5 to 0 (Nulty & Eichelberger absent) that the meeting be adjourned until 3:00 P.M. on Monday, July 26, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:15P.M.