



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of July 13, 2009**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

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|--------------------|---------------|------------------------------|
| Marsha Zilles | Anthony Spann | - Chair |
| Michele Michaelson | Don Nulty | - Vice Chair |
| Raymond Ketzal | Sharon Foster | - MBAR Secretary |
| Sam Maphis | June Pujo | - Supervising Planner |
| Peter Edwards | | |

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:

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|--------------------|-----------------------|
| Marsha Zilles | |
| Michele Michaelson | |
| Donald Nulty | Vice Chair |
| Anthony Spann | - Chair |
| Sam Maphis | |
| Peter Edwards | |
| Sharon Foster | - MBAR Secretary |
| June Pujo | - Supervising Planner |

COMMITTEE MEMBERS ABSENT:

Raymond Ketzal

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 25

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

Jon Warner, Don Sharpe, Bill Palladini

The speakers urged the Board to stay close to the FAR guidelines when reviewing projects. They commented that the FARs were generated by advisory group compromise and that up to a 10% overage was thought to be an outside number.

Chairman Spann thanked the speakers for their comments and that the MBAR hears their concerns. He commented that they don't usually go over 10%, and that the Board works closely with the Montecito Planning Commission and Board of Supervisors to keep the square footage numbers down. Mr. Spann also noted that the square footages that appear on the agendas are usually gross, not net numbers.

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

III. MINUTES: Zilles moved, seconded by Edwards and carried by a vote of 4-1-1 to (Ketzl Nulty absent, Maphis abstained) to approve the Minutes of June 29, 2009 with a revision.

IV. MONTICETO CONSENT AGENDA:

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|------------|--------------------------|--|-----------------------------------|
| C-1 | 08BAR-00000-00127 | Tweddle New Single Family Dwelling and Guesthouse | 1395 Oak Creek Canyon Road |
| | 08DVP-00000-00029 | (Nicole Mashore, Planner 884-8068) | Ridgeline: Yes |

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR 00000 00127 for **final approval on consent of a new residence of approximately 4,944 square feet, attached garage of 776 square feet, detached guesthouse of approximately 749 square feet, pool, entry gates and retaining walls. There are currently no structures on the parcel.** The proposed project will require approximately 4,639 cubic yards of cut and approximately 1,024 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ 100 and RMZ-40 and shown as Assessor's Parcel Numbers 011-280-022 and 011-280-011, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08, 10/20/08, and 4/06/09, 6/29/09)

ACTION: Edwards moved, seconded by Ketzl and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval and final approval on consent of 08BAR-00000-00127.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE:

- 1. The 680 Stonehouse (08BAR-00000-00145, Decker) residence/guesthouse MBAR denial, was appealed by the applicant (09APL-00000-00020).**
- 2. A new Planning and Development Director, Glenn Russell, was appointed by the Board of Supervisors.**

STANDARD AGENDA:

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| <p>The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</p> |
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|-----------|--------------------------|------------------------------------|---------------------------|
| 1. | 09BAR-00000-00063 | Kuyt-Devor Demo/Rebuild SFD | 275 Butterfly Lane |
| | 09LUP-00000-00212 | (Sarah Clark, Planner 568-2059) | Ridgeline: Urban |

Request of Byran Pollard architect for the owners, Fred Kuyt and Melissa Devor, to consider Case No.09BAR-00000-00063 for **preliminary approval of a two story single family dwelling of approximately 3,240 square feet with the first floor consisting of approximately 2,410 square feet with the second floor consisting of approximately 830 square feet and an existing two story attached garage of approximately 420 square feet and an approximately 195 square foot study.** The following structures currently exist on the parcel: single family dwelling (to be demolished) of approximately 1,500 square feet. The proposed project will require approximately 65 cubic yards of cut and no fill. The property is a .51 acre/square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at **275 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 4/06/09 and 5/04/09)

Public Comment:

Bill Palladini
 Jon Warner

MBAR Comments:

1. Nice house but not necessarily the one for this site. Neighborhood contains several small, one-story homes.
2. MBAR likes the general style, which is charming, but the design needs a reduction in the scale and size.
3. MBAR is concerned with the size, bulk, and scale. Restudy.
4. MBAR would like to see the volume reduced.
5. Consider changes to the roof lines and plate heights.
6. MBAR is concerned with the different roof pitches. Restudy workability of this, organize the pitches, and consider a reduction in the number of roof pitches.
7. Restudy the attic square footage calculations. Restudy the height of the attic spaces and review for potential reductions in this area.
8. Additional screening is necessary on the west side and in the front; add trees and layering. Soften the view from the street.
9. Restudy paving around the oak on the west side and work to open up the area with additional mulch, etc.
10. Schedule a site visit. Erect story poles. Story pole the main ridges.
11. Present revised plans sufficiently in advance of the next hearing to meet department and planner requirements.

Project received further conceptual review only. No action taken. Project to return to MBAR for preliminary approval.

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| 2. | 09BAR-00000-00056 | Johnston Demo/Rebuild SFD and New Cabana | 1075 Cold Springs Road |
| | 09LUP-00000-00177 | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |

Request of Greg Hagey architect for the owners, Gary & Elizabeth Johnston, to consider Case No. 09BAR-00000-00056 for **further conceptual review of a new two story 4,989 sq. ft. residence with the ground floor consisting of approximately 2,999 square feet and the lower floor consisting of approximately 1,990 square feet, an attached garage of approximately 750 square feet and a new pool cabana of approximately 560 square feet.** The following structures currently exist on the parcel and will be demolished: a two story residence of approximately 3,854 square feet, and attached garage of approximately 588 square feet. The proposed project will require approximately 473 cubic yards of cut and approximately 1195 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-030, located at **1075 Cold Springs Road** in the Montecito area, First Supervisorial District. (Continued from 4/20/09)

MBAR Comments:

1. Good job.
2. Return with color and materials board, exterior lighting plan, landscape plan.

Project received further conceptual review only. No action taken. Project to return to MBAR for preliminary/final approval.

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| 3. | 07BAR-00000-00341 | Hock New SFD Cabana & Pool | 1240 East Valley Road |
| | 08LUP-00000-00313 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Sophie Calvin, agent for the owner, G. M. Hock LLC., to consider Case No. 07BAR-00000-00341 for **preliminary approval of a new residence of approximately 6,943**

square feet with attached and detached garages totaling 1,144 square feet, a cabana of 369 square feet, a maintenance building of 359 square feet and pool. There are currently no structures on the parcel. The proposed project will require approximately 180 cubic yards of cut and approximately 1500 cubic yards of fill. The property is a 5.32 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-037, located at an 1240 East Valley Road address in the Montecito area, First Supervisorial District. (Continued from 1/28/08)

MBAR Comments:

1. **Schedule a site visit and erect story poles. Story pole the ridges of the main building and the two story accessory/garage structure. Also story pole the dining room/bedroom wing. Stake the location and height of north and east side retaining wall down to the maintenance building. A site visit is necessary prior to fully commenting on the architecture and on whether the project is in harmony with surroundings. Bring the model to the site visit.**
2. **Restudy the tower. MBAR is concerned that it doesn't relate to the architecture.**
3. **Review the maintenance building roof line for any potential water collection issues.**
4. **Study the interaction of the house details and materials.**
5. **MBAR is concerned with the west windows and how they relate to the entry doors.**
6. **Simplify the structure to pull it together as a unit.**
7. **The front (south) elevation has animation, however, the rear (north) looks vertical and some elements are missing.**
8. **Provide cross sections of floors, walls, slope.**

Project received further conceptual review only. No action taken. Project to return to MBAR for preliminary approval. Zilles abstained from the discussion.

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| 4. | Valle New Single Family Dwelling | |
| | Pool /Cabana /Accessory Structure | 403 Woodley Road |
| | 09BAR00000-00027 | Ridgeline: N/A |
| | 09LUP-00000-00077 | (Kimberely McCarthy, Planner 568-2005) |

Request of Bob Easton architect for the owner, Charles Valle, to consider Case No. 09BAR-00000-00027 for **preliminary review of a new single family residence of approximately 5,120 square feet, an attached garage of approximately 530 square feet and a cabana of approximately 150 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 1.004 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-070, located at **403 Woodley Road** in the Montecito area, First Supervisorial District. (Continued from 3/9/09, 3/23/09)

Public Comment:
 Stephanie Basher

MBAR Comments:

1. **Good job.**
2. **Nice house.**
3. **Avoid a tall hedge at the street frontage.**
4. **Return with an exterior lighting plan, landscape plan, colors/materials board.**

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 5-0-1 (Ketzl absent, Maphis abstained) to grant preliminary approval of 09BAR-00000-00027.

5. 09BAR-00000-000102 Petersen New Garage Exterior Changes 741 Hot Springs Road
09LUP-00000-00234 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Donald Petersen, to consider Case No. 09BAR-00000-000102 for **conceptual review of a remodel including covered patios & overhangs, to an existing single family residence and a new detached garage of approximately 626 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 804 square feet, garage and a carport(to be demolished.) The proposed project will not require grading. The property is a 1. acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-00102, located at **741 Hot Springs Road** in the Montecito area, First Supervisorial District.

MBAR Comments

- 1. No story poles required.**
- 2. Return with photos of the main house and cabana.**
- 3. Return with a section through the drainage swale.**

Project received further conceptual review only. No action taken. Project to return to MBAR for further conceptual review. Zilles abstained from the discussion.

6. 08BAR-00000-00196 Singer Remodel/Addition/New Garage 612 Cowles Road
08LUP-00000-00475 (Megan Lowery, Planner 568-2517) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Maurice Singer, to consider Case No.08BAR-00000-00196 for **revised preliminary/final approval of a the addition of 170 square foot media room and the addition of 355 square feet to the existing 293 square foot carport to convert it into a 648 square foot, two-car garage.** The project also includes the legalization of a 600 square foot, as-built attached second residential unit and an as-built double staircase with a 64 square foot storage room underneath. The following structures currently exist on the parcel: residence of approximately 2,998 square feet. The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-170-035, located at 612 Cowles Road in the Montecito First Supervisorial District. (Continuedfrom9/8/09,4/20/09)

Public Comment:

John Warner
Elliott Breslar

MBAR Comments:

- 1. Color and landscape are okay.**

ACTION: Michaelson moved, seconded by Maphis and carried by a vote of 6-0 (Ketzal absent) to grant revised preliminary approval and final approval of 08BAR-00000-00196.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Edwards , and carried by a vote of 6 to 0 (Ketzal absent) that the meeting be adjourned until 3:00 P.M. on Monday July 27, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:30 P.M.

