

COUNTY OF SANTA BARBARA



**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of July 25, 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 3:00 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
Derrick Eichelberger	
Sharon Foster	- MBAR Secretary
Anne Almy	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Sam Maphis

NUMBER OF INTERESTED PERSONS: 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: Palladini moved, seconded by Mendro and carried by a vote of 5-0 (Eichelberger & Maphis absent) to approve the Minutes of July 11, 2011.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: Dianne Black addressed the Board to announce a revised MBAR hearing schedule that would provide for hearings every three weeks starting at 2 pm. Ms. Black also introduced Planning and Development's new Building Official, Massoud Abolhoda.

CONSENT AGENDA:

- | | | | |
|-------------|--------------------------|--|-----------------------------|
| C-1. | 11BAR-00000-00074 | Montesano Garage Conversion
to a Single Family Dwelling | 633 Oak Springs Road |
| | 11LUP-00000-00208 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Dawn Sherry, architect for the owner, Gene Montesano, to consider Case No. 11BAR-00000-00074 for **final approval on consent of a conversion of an existing garage of approximately 467 square feet to a new single family dwelling, construction of a detached new covered parking area of approximately 470 square feet and a new tennis court with a wall of approximately 10 feet high and a fence of approximately 10 feet high, outside of the setback.** The following structures currently exist on the parcel: a two car garage of approximately 467 square feet. The proposed project will not require grading. The property is a 1.12 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 013-090-038, located at **633 Oak Springs Road** in the Montecito area, First Supervisorial District. (Continued from 6/6/11, 6/20/11, 7/11/11)

ACTION: Palladini moved, seconded by Mendro and carried by a vote of 5 to 0 (Maphis & Eichelberger absent) to grant final approval on consent of 11BAR-00000-00074.

STANDARD AGENDA:

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|-----------|--------------------------|-----------------------------------|--------------------------|
| 1. | 10BAR-00000-00155 | Gates Addition and Remodel | 366 Woodley Drive |
| | 10LUP-00000-00409 | (J. Ritterbeck, 3509) | Ridgeline: N/A |

Request of Peter Kavonian, architect for the owners, Bob & Mary Gates, to consider Case No. 10BAR-00000-00155 for **preliminary/final approval of demolition of a 600 square foot trellis/patio cover and a 210 square foot sitting room, conversion of 635 sq. ft. of previous lower-level habitable space to a storage area with a bathroom (no shower), conversion of approximately 985 sq. ft. of previous storage space to a 3-car garage. Also permitted is the construction of new 1st floor additions, including: a 150 square foot breakfast room, a 60 square foot bathroom, a 144 square foot vestibule, a 96 square foot of additional area for ADA closet and sitting room, and the construction of 30 square foot of additional area in the 2nd floor master bathroom.** The following structures currently exist on the parcel: a two-story single-family dwelling with the first floor being approximately 4,713 square feet and the second floor being approximately 2,598 square feet with a lower level storage area of approximately 2,136 square feet. The proposed project will require approximately 44.4 cubic yards of cut and approximately 44.4 cubic yards of fill. The property is a 1.45 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-021-049, located at **366 Woodley Drive** in the Montecito area, First Supervisorial District. (Continued from 10/25/10) (Appearance by Peter Kovian)

Public Comment:
Kellam de Forest

ACTION: Nulty moved, seconded by Mendro and carried by a vote of 5 to 0 (Maphis & Eichelberger absent) to grant preliminary/ final approval of 10BAR-00000-000155.

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|-----------|--------------------------|--|-------------------------|
| 2. | 11BAR-00000-00104 | Maxwell Addition, Remodel
Driveway and Circular Motor Court | 1163 Summit Road |
| | 11CDP-00000-00044 | (Nicole Lieu Planner 886-8068) | Ridgeline: N/A |

Request of Richard Starnes, agent/architect for the owners, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for **further conceptual review of interior alterations to combine two legal nonconforming dwellings and a garage into a 2,765 SF single family residence, conversion of legal**

nonconforming residence to an 873 SF attached residential second unit with an attached 800 SF pool cabana, construction of a new pool and a new 800 SF detached garage, new covered loggia, a new driveway, new entry with circular motor court. The following structures currently exist on the parcel: a two story single family residence with 3 attached separate living units and attached garage of approximately 4,756 square feet total and attached tower of approximately 144 square feet and a detached 4th residential unit of approximately 318 square feet will be demolished. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-038, located at **1163 Summit Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11) (**Appearance by Richard Starnes & Jack Maxwell**)

Public Comments:

J' Amy Brown
Kellam de Forest
Jane Dyruff
Sally Lucey

MBAR Comments:

1. **MBAR very much appreciates retention of the water tower. This retained element is key to the MBAR's support of the project. Commend the applicant for adaptive reuse of this structure.**
2. **Need to address parking for and access to the ARSU.**
3. **Prefer gate have a minimum 25 foot setback from Summit Road.**
4. **Relocate proposed new olive trees away from street against existing site wall to ensure pedestrian access and parking is available across the extent of the lot's Summit Road right of way.**
5. **Appreciate proposed new screening against southern property line.**
6. **Garage and pergola are appropriately located.**
7. **MBAR is conflicted on location of entry to site with some preferring the original entry and some preferring the relocated entry.**
 - o **Restudy new gate to ensure it is appropriately toned down; return with photo of neighbor's gate.**
 - o **Maintain integrity of pillars on old entry gate.**
 - o **Planner to confirm whether existing site wall (and so existing entry) has historic value.**
8. **Consider saving and storing diamond pane windows.**

The project received comments only. The project can return for preliminary review with the consent of the planner.

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|-----------|--------------------------|----------------------------------|----------------------------|
| 3. | 11BAR-00000-00115 | Dishop/Humphries Addition | 650 San Ysidro Road |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Ken Radtkey, architect for the owners, Mark Dishop & Michelle Humphries, to consider Case No. 11BAR-00000-00115 for **conceptual review of an addition of a new bedroom of approximately 50 square feet to an existing single family dwelling, replacement of existing exterior windows, replace windows and doors to an existing studio and move an interior wall.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,741 square feet, a guest house of approximately 600 square feet, a detached guest studio of approximately 345 square feet and a carport of approximately 550 square feet. The proposed project will not require grading. The property is a 2.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-029, located at **650 San Ysidro**

Road in the Montecito area, First Supervisorial District. (Appearance by Ken Radtkey, Alex Cole, Dillon Chappel, Mike Mining)

Public Comment:
Kellam de Forest

MBAR Comments:

1. **Design is very competent and addresses historic context.**
2. **Match proposed new door at existing detached accessory structure with proposed new doors in house.**

The project received comments only. The project may return for preliminary/final approval with the consent of the planner.

4. 11BAR-00000-00085 Makarechian Trust Addition & Remodel 1150 Channel Drive
11CDH-00000-00021 (Megan Lowery, Planner 568-2517) Ridgeline: N/A

Request of Ryan Mills, agent for the owners, Hadi and Barbara Makarechian, to consider Case No. 11BAR-00000-00085 for **further conceptual review for an addition to the dining room of 158 square feet, conversion of the existing 631 square foot garage to a master bedroom and bath, construction of a new 488 square foot garage, interior remodel of existing bathrooms, and construction of a new 1,400 square foot front patio area.** The following structures currently exist on the parcel: A single story single family dwelling of approximately 2,977 total square feet with attached 672 square foot garage. The proposed project will not require grading. The property is a .59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-027, located at **1150 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 6/20/11)(Appearance by Ryan Mills & Mr. Makarechian)

Public Comment:
Kellam de Forest

MBAR Comments:

1. **Use of parapet brings appropriate Spanish flair into the front (Channel Drive) elevation.**
2. **Match colors of terra cotta roof in new tile.**
3. **Either concept of three or four columns will work on front elevation; study proportions.**
4. **No site visit is necessary.**

The project received comments only. The project can return for preliminary/final approval with the consent of the planner.

5. 11BAR-00000-0100 Usher Demo and New Single Family Dwelling 1301 East Mountain Road
11LUP-00000-00237 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Kinka Usher, to consider Case No. 11BAR-00000-00100 for **conceptual review of a demo/rebuild of a new two-story SFD with the first floor being of approximately 4,720 square feet, the second floor being 2,696, and a basement area of approximately 1,985 square feet (which includes, in part, an ARSU). Also for review are a detached garage of approximately 450 square feet, a cabana of approximately 800 square feet and a new pool and tennis court.** The following structures currently exist on the parcel: An existing house and tennis court to be demolished. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.83-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at **1301 East Mountain Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11)(Appearance by Robert Foley & Brian Zant)

Public Comment:

Kellam de Forest
Jim Swift
Karen & Jeff Kerns-Letter

MBAR Comments:

1. Planner to confirm:

- That elevator and rooftop deck do not constitute a third story.
- Whether stairs will also be necessary for egress from the roof deck.
- That drainage basin can be located in rear yard setback.
- That encroachment can be obtained for the Hot Springs entry.

2. Scale and tower create some concern.

3. If style can achieve that of Alhambra, project will be fabulous.

The project received comments only. A site visit with story poles on house and staking of cabana and tennis court will be necessary prior to further MBAR conceptual review.

6.	11BAR-00000-00116	Brentwood Westridge Trust	788 San Ysidro Road
	11LUP-00000-00255	Addition & New Garage (Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, Brentwood Westridge Trust, to consider Case No. 11BAR-00000-00116 for a **conceptual review of addition to an existing master suite of approximately 425 square feet, an addition of approximately 193 square feet to the existing garage for the conversion of the area into additional habitable space, and a new detached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,436 square feet, a pool house of approximately 955 square feet and a garage/laundry room of approximately 463 square feet. The proposed project will require approximately 21 cubic yards of cut and approximately 21 cubic yards of fill. The property is a 1.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-001, located at **788 San Ysidro Road** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. The design is acceptable.

The project received comments only. The project may return for preliminary/final approval on consent with the planner's approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Zilles moved, seconded by Palladini, and carried by a vote of 4 to 0 (Maphis, Eichelberger & Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, August 8, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:39 P.M.