



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of JULY 26, 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 Eichelberger		

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
Bill Palladini
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Derrick Eichelberger
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. AGENDA STATUS REPORT:

Item #2, Layden Pool, Cabana & covered Porch was continued to the August 9, 2010 MBAR Meeting.

Derrick Eichelberger & Marsha Zilles abstained themselves from item #1.

Don Nulty & Derrick Eichelberger abstained from item #4.

Bill Palladini abstained from item #2.

ACTION: Nulty moved, seconded by Zilles and carried by a vote of 6-0 (Eichelberger absent) to approve the changes to the July 26 2010 agenda.

III. MINUTES: Nulty moved, seconded by Palladini and carried by a vote of 6-0 (Eichelberger absent) to approve the Minutes of July 12, 2010.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

driveway with motor court and new entry gate. The following structures currently exist on the parcel: a 2 story single family residence of approximately 3,150 square feet and a 3 car garage of approximately 735 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-002, located at **2225 Featherhill Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/10)(Peter Becker, Christine Cunningham, and Philip Conestri, appearing)

Public Comments:

Doug Stone

MBAR Comments:

1. Appreciate the closing of the driveway. Consider easing the entrance road in and eliminating the 90 degree turn at the power pole.
2. The safety of placing the driveway so close to the intersection of Romero Canyon Road and Featherhill Road needs to be addressed. There should be at least 100 feet of separation between the road intersection and the driveway.
3. Moving the driveway entry to the east would provide room for an orchard or something of architectural interest at the northwestern corner of the property.
4. This is a tall addition with a long ridgeline. Need to study the adequacy of screening from the north. Consider adding trees or taller hedge material.
5. Since the pepper trees can attain a height of 50', they could be planted with a greater spacing, even taking every other tree out.
6. The proposed height as viewed from the southern property line is an issue, especially where there are breaks in the vegetation. The hedge on the southern property line should meander and use layers. There is enough room to double the width of the hedge material. The existing bamboo should be removed.
7. The proposed addition is too tall, especially as viewed from the southern neighbors. The plate height should be dropped down.
8. The pool looks too small and insignificant in relation to the house and the oak tree. Also, there is not a clear relationship between the pool and the cabana. The location of the pool equipment needs to be shown. The pool needs to be re-studied.
9. Consider reducing the extent of the area devoted to lawn; that would result in water conservation and reduced water bills.
10. Every effort should be made to protect the lovely specimen oak trees onsite. Might need to buttress the one large cantilevered branch. Having lawn in the vicinity of the oaks raises a concern.
11. The building would be an imposing structure. The height of the building would be accentuated by both the elevation change and the fact that most of the neighboring homes are older single story structures.
12. More specific information is needed re the irrigation plan, particularly in regard to preserving the mature oaks onsite.
13. Need to re-look at the proposed landscaping. Some of the natives that have been proposed won't do well over time; need to re-study the use of natives in the plant palette.
14. It is hard to find the project in scale with the immediate local area. The roof is monolithic. Need to re-study mass, bulk, and scale. The height of the roof needs to be reduced, and the roof needs to be broken up.
15. The first required MBAR finding cannot be made with the current design: *Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.*

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 7-0 to continue the item to the August 9, 2010 MBAR meeting. Project can return for preliminary approval if the applicant addresses MBAR comments/concerns and receives approval from the planner.

4. 10BAR-00000-00078 Aptaker Demo/New Three Story
10BAR-00000-00277 Single Family Dwelling & Attached Garage 671 Buena Vista Dr.
(Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Pat & Evan Aptaker, to consider Case No. 10BAR-00000-00078 for **preliminary approval of a new three story single family residence with the first floor being approximately 3,847 square feet, the second floor being approximately 2,086 square feet with a third story element of approximately 180 square feet with an attached garage of approximately 700 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1380 square feet, the second story being approximately 1,207 and an attached garage of approximately 736 square feet, (all to be demolished). The proposed project will not require grading. The property is a 1.03 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Dr.** in the Montecito area, First Supervisorial District. (Continued from 5/17/10) (Jeff Shelton, Pat and Evan Aptaker, appearing)

MBAR Comments:

1. **The architectural style is very nice.**
2. **The minimalization of the house is appreciated. Since the design incorporates an artist's studio, which could be a separate structure, the square footage in excess of the FAR is acceptable.**
3. **The third story element works with the house. However, due to its habitable area, it raises concerns with respect to privacy.**
4. **Need to be able to make the findings regarding privacy. With the high elements, screening is an issue.**
5. **A site visit and story poling of the second and third stories will be required.**
6. **Need to see a landscape plan.**
7. **More information is needed re size, bulk, scale, and height.**
8. **Consider dropping the tower volume, and/or dropping the floor within the tower. As designed, a floor could be added between the other two floors in the tower. The Montecito Plan does not allow third stories.**

ACTION: Nulty moved, seconded by Maphis, (Palladini & Eichelberger abstained) and carried by a vote of (5-0-2) to continue the project for further review. The project can return for preliminary approval with the planner's approval.

CONCEPTUAL REVIEW

5. 10BAR-00000-00111 Case Study Properties, LLC New Two Story
10LUP-00000-00268 SFD, Garage & Accessory Structure 628 Romero Canyon
(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Irvine, agent for the owners, William Hefner, to consider Case No. 10BAR-00000-00111 for **conceptual review of a remodel and a second floor addition to an existing one story residence of approximately 2,049 square feet, with the first floor being approximately 1,225 square feet and the second floor being approximately 824 square feet, an accessory structure of approximately 800 square feet and a detached garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,320 square feet (482 square feet to be demolished) an accessory structure of approximately 641 square feet to be demolished and a detached garage of approximately 400 square feet to be demolished. The proposed project will not require grading. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District.(Bob Irvine, appearing)

Public Comments:

1. Bob Eldridge
2. Nancy Eldridge

MBAR Comments:

1. Need to see story poles for the second floor of the residence, as well as for the garage and workshop structure.
2. Need to see the architecture alone on a plan. The entire western elevation should be shown, and the neighbor's house should be depicted.
3. The landscaping needs to be shown on a separate plan.
4. The large proposed lawn area would result in a high water demand.
5. Identify and consider appropriateness of proposed specimen trees called out beneath the existing Oak Trees.
6. The project may affect a cluster of oaks in the northwestern corner of the site.
7. Need to provide project details through the northwestern corner.
8. Need to show a section through the wall in the northwestern corner.
9. The shading should be removed from the plan.

Project received comments only. The project can return for preliminary approval if the applicant addresses MBAR comments/concerns and receives approval from the planner.

Bagdasarian New

6. 10BAR-000000-00094 Retaining Walls & Two Bridges 1192 & 1194 East Mountain Drive
09LUP-00000-00256&09ZEV-00000-00042 (Julie Harris, Planner, 568-3518) Ridgeline: N/A

Request of Ginger Anderson, agent for the owner, Ross Bagdasarian, to consider Case No. 10BAR-00000-00094 for **conceptual review of after-the-fact grading and construction of two pedestrian bridges within the tributary creek west of Hot Springs Creek (below the top of bank), approximately 792 linear feet of retaining walls approximately four to six feet high (approximately 410 linear feet lining the east bank of a tributary to Hot Springs Creek), removal of an estimated 15 mature Coast Live Oak trees and six California Sycamore trees, construction of 12 tree wells, numerous at grade stone borders and patios, installation of approximately 0.7 acres of irrigated lawn, and installation of approximately 300 linear feet of hedge of an undetermined nonnative plant material along the top of the west bank of Hot Springs Creek. All development occurred within Environmentally Sensitive Habitat (ESH). The project includes a proposed landscape/restoration plan.** The following structures currently exist on the parcels: on APN 011-020-034 a single family dwelling of approximately 1,789 square feet, a detached garage of approximately 500 square feet and a maintenance building of approximately 987square feet; and on APN 011-020-042 a single family dwelling of approximately 15,000 square feet, pool house of approximately 2000 square feet, trellis of approximately 1,350 square feet, tennis court, pool, and landscape terraces and walkways. An unknown quantity of grading occurred and fill was placed behind the retaining wall. The property is two lots zoned 3-E-1: one 3.23 acre parcel shown as Assessor's Parcel Number 011-020-034 located at **1194 East Mountain Drive** and one 4.91 acre parcel shown as Assessor's Parcel Number 011-020-042, located at **1192 East Mountain Drive** in the Montecito area, First Supervisorial District. (Ginger Anderson, Carol Bornstein, Ken Mineau, and Rachel Tierney, appearing)

MBAR Comments:

1. Chair Spann respectfully requested, and the applicant agreed, that the item be either withdrawn or continued indefinitely. If the project is not considered buildable at this time, any input from the MBAR would be irrelevant.

ACTION: Palladini moved, seconded by Michaelson, and carried by a vote of (6-0) to continue the project indefinitely. Nulty was absent from the vote.

