



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 10, 2009

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
Raymond Ketzel	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Planner III
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 3:05 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: None

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 8

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Edwards moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to: adopt following the changes to the agenda.

**Item # 1- Stone Pool, Spa and Wall Addition. The project description has been changed to read:
Stone Pool and Spa. The Wall Addition has been deleted from the project.**

III. MINUTES: Nulty moved, seconded by Edwards and carried by a vote of 4-0-2 (Maphis absent, Michaelson and Ketzel abstained) to approve the Minutes of July 27, 2009.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

Board Member Zilles announced that staff member June Pujo spoke with the County Counsel to confirm certain aspects of the Conflict of Interest rules. June Pujo confirmed that a member

residing with a 500' radius of a scheduled agenda item must recues themselves by announcing it into the record and leaving the room. The 500' distance is specified in Government Code statue.

**1. 07BAR-00000-00166 Stone Pool, Spa and Wall Addition 660 Stonehouse Lane
07LUP-00000-00453 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A**

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **preliminary and final approval of a new pool and spa, and construction of a 1-foot addition to the top of an existing wall 4 feet in height.** The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/16/07, 7/28/08 and 8/25/08, 2/23/09, 7/27/09)

Public Speaker:
Joyce Sipple

MBAR Comments:

- 1. At least one MBAR member expressed concern with the incremental nature of the development proposals on site.**
- 2. The pool and spa are well located. Landscape is okay.**
- 3. The wall is to be a soft, dark, beige to match the house.**
- 4. Revise the site plan to clearly identify the extent of the scope of work under this specific permit application.**

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 4-0-2 (Maphis absent, Spann opposed and Nulty abstained) to grant preliminary/final approval of 07BAR-00000-00166.

**2. 07BAR-00000-00341 Hock New SFD 1240 East Valley Road
08LUP-00000-00313 Cabana & Pool (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** in the Montecito area, First Supervisorial District. (Continued from 1/28/08, 7/13/09, 7/27/09)

Public Comments:
Lawrence Lopez
Tony Harbour

MBAR Comments:

- 1. The tower adjustments look good. MBAR likes the architecture.**

2. Tie the buildings together, match the eaves, integrate the roofs.
3. Reduce the height for the garage/maintenance building that has a portion of the SFD living space on the second floor.
4. MBAR can support the location of the cabana if approved by planning and the arborist.
5. Restudy the retaining wall to reduce the height perception. Open it up by using an open railing and eliminating the parapet to the extent feasible. Consider vine pockets and /or a hedge behind the wall. Add plantings to the foreground.
6. All information on the plan sheets need to match.
7. Return with a landscape plan and restoration plan that are integrated, after review by the arborist, biologist and planning staff.
8. Colors and materials are okay. Return with a color/materials board.
9. Return with a lighting plan.

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0-1 (Zilles recused herself) to grant preliminary approval of 07BAR-00000-00341.

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| 3. | 09BAR-00000-00063 | Kuyt-Devor Demo/Rebuild SFD | 275 Butterfly Lane |
| | 09LUP-00000-00212 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: Urban |

Request of Bryan 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 existing 195 square foot study.** The following structure currently exists 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, 7/13/09)

Public Comment:
 Marilyn Myerly

MBAR Comments:

1. Show and call out landscaping in areas near the house.
2. Show gallon sizes for new plantings.
3. Provide screening landscaping on the south elevation.
4. Show the height of the hedges.
5. Return with a color/materials board and call them out on the elevations.

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 6-0-1 (Michaelson opposed) to grant preliminary approval of 09BAR-00000-00063.

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| 4. | 08BAR-00000-00158 | McMahon New Single Family Dwelling, Garage and Cabana | 975 Hot Springs Road |
| | 08LUP-00000-00656 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Don Nulty, architect for the owners, Harry and Jacquie McMahon, to consider Case No.08BAR-00000-00158 for **final approval of a new two-story residence of approximately 8,463 square feet with a basement of approximately 3,798 square feet, an attached 3-car garage of approximately 948 square feet, a detached pump house of**

approximately 298 square feet, and a cabana of 817 square feet. The lot is currently vacant. The proposed project will require approximately 2,700 cubic yards of cut and approximately 3,000 cubic yards of fill. The property is a 5.02 net acre (5.62 gross acre) parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08 and 12/15/08, 6/29/09, 7/27/09)

Public Comment:
Tony Harbour
Dick Nordlund

MBAR Comment:

1. Landscape and colors are okay.

ACTION: Zilles moved, seconded by Spann and carried by a vote of 6-0-2 (Nulty & Maphis recused themselves) to grant final approval of 08BAR-00000-00158.

5. **09BAR-00000-00098** **Mayrock Addition** **735 Fuera Lane**
09LUP-00000-00286 (Kimberely McCarthy, 568-2005) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Elliot and Alecia Mayrock, to consider Case No. 09BAR-00000-00098 for **preliminary approval of an addition to the second floor of the residence of approximately 215 square feet and validation of an existing, unpermitted residential addition approximately 195 square feet in size.** The following structures currently exist on the parcel: a residence of approximately 4,305 square feet, the first floor being approximately 2,216 square feet and the second floor being approximately 2,089, a detached garage of approximately 500 square feet, a cabana of approximately 755 square feet and a guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-024, located at **735 Fuera Lane**, in the Montecito area, First Supervisorial District. (Continued from 6/29/09)

ACTION: Edwards moved, seconded by Ketzell and carried by a vote of 6-0-1 (Nulty recused himself) to grant preliminary approval of 09BAR-00000-00098

6. **09BAR-00000-00115** **Latham Addition** **121 Santa Tomas Lane**
09CDP-00000-00044 (Kimberely McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Eric Swenmunson, architect for the owners, Robert Latham, to consider Case No. 09BAR-00000-00115 for **conceptual review and preliminary approval of an addition of a new den and laundry of approximately 290 total square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,812 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading. The property is a .37 acre parcel zoned 10-R-01 and shown as Assessor's Parcel Number 009-241-010, located at **121 Santo Tomas Lane** in the Montecito area, First Supervisorial District.

MBAR Comments:

- 1. Project looks good.**
- 2. Colors to match existing.**

ACTION: moved, seconded by and carried by a vote of 6-0 (Nulty absent) to grant preliminary approval of 09BAR-00000-00115. Project may return for final on consent.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Zilles, and carried by a vote of 6 to 0 (Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, August 24, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.