



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 29, 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 2:00 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
Sam Maphis
Derrick Eichelberger
Sharon Foster - MBAR Secretary
Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT: None

NUMBER OF INTERESTED PERSONS: 10

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT:

Tea Fire Von Wiesenberger was dropped from the agenda at the request of the applicant.

Crieghton New SFD, Pool & Cabana was continued to the September 19th, 2011 meeting at the request of the applicant.

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 7-0 to accept the changes to the August 29th, 2011 MBAR agenda.

III. MINUTES: Nulty moved, seconded by Mendro and carried by a vote of 7-0 to approve the Minutes of August 8, 2011 as amended.

STANDARD AGENDA:

C-1. **11BAR-00000-00115** **Dishop/Humphries Addition** **650 San Ysidro Road**
11LUP-00000-00303 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Ken Radtkey, architect for the owners, Mark Dishop & Michelle Humphries, to consider Case No. 11BAR-00000-00115 for **preliminary/final approval on consent 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. (Continued from 7/25/11)

ACTION: Palladini moved, seconded by Zilles and carried by a vote of 7-0-to grant preliminary/ final approval on consent of 11BAR-00000-00115.

C-2. **11BAR-00000-00122** **Morfit Guesthouse Pergola,**
Wall, New Driveway and Landscape Changes **786 Hot Springs Road**
11LUP-00000-00289 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Tim Barber, agent for the owners, Mason & Anna Morfit, to consider Case No. 11BAR-00000-00122 for **preliminary /final approval on consent of an addition of a new attached pergola of approximately 169 square feet to an existing guesthouse, demolish an existing deck on the guesthouse and to be replaced with a new stone terrace and a new driveway and landscape changes.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,063 square feet, an attached garage of approximately 655 square feet, and a detached guesthouse of approximately 919 square feet. The proposed project will not require any cut and approximately 18 cubic yards of fill. The property is a 1.46 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-053, located at **786 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/8/11)

ACTION: Palladini moved, seconded by Zilles and carried by a vote of 7-0-to grant preliminary/ final approval on consent of 11BAR-00000-00122.

VI. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Bill Palladini and Dave Mendro attended a community forum on the Montecito YMCA. A majority of the public that commented on the project were opposed to it. Concerns raised related to neighborhood compatibility which were: the architectural style which was deemed industrial, intensification of use of the facilities and associated traffic impacts, amount of proposed development (project proposes three times the amount of development currently on the lot), visual impacts from the height of the gym (18' above San Ysidro Road) adequacy of parking, hours of operation, and questions regarding the real need for a new gym given the existing and new gym facilities in Montecito.

VII. STAFF UPDATE: None

STANDARD AGENDA:

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **further conceptual review/preliminary approval of a new two story single family residence, with the first floor being approximately 3,700 square feet, the second floor being approximately 2,925 square feet, a basement of approximately 2,600 square feet, an attached garage of approximately 670 square feet, a detached garage of approximately 840 square feet and a detached two-story garage/office space of approximately 1,670 square feet total.** The following structures currently exist on the parcel: a single family dwelling residence of approximately 5,630 square feet, and attached garage of approximately 738 square feet, all to be demolished, a detached garage of approximately 1,670 square feet and an accessory structure of approximately 840 square feet, to be remodeled. The proposed project will require approximately 1,256 cubic yards of cut, 433 cubic yards of fill, and 823 cubic yards of export. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-034 & 011-100-035, located at **880 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/11, 5/23/11, 7/11/11)(Presenters: Bree Medley, Steve Fort, Josh Monroy)

Public Comments:

Phillip Kirst
Kellam De Forest

MBAR Comments:

1. **Very comfortable with the project architecture; greatly improved.**
2. **Consider reducing number of lawn steps and creating them out of curvilinear forms.**
3. **Applicant team encouraged to seriously consider neighbor concerns about perimeter fencing. At final review, MBAR will need proof that the fencing functions with no visual impacts, i.e., having no sharp corners and located out of the road right of way as far into the lot as possible.**
4. **Some concern about the design of the new solid metal gate; consider providing some perforations for glimpses into the interior of the lot.**
5. **Suggest that existing house be photo documented for posterity prior to demolition submit copies to the Montecito Association Historical Committee.**

ACTION: Mendro moved, seconded by Palladini and carried by a vote of 7-0 to grant preliminary approval of 11BAR-00000-00015. The project may return for final approval on consent with the consent of the planner.

4. **11BAR-00000-00051** **Clay New Guesthouse** **1431 East Mountain Drive**
11LUP-00000-00243 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Kelly Teich, architect for the owners, Walt & Linne Clay, to consider Case No. 11BAR-00000-00051 for **preliminary approval of new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 5,075 square feet and an attached garage of approximately 471 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 5/9/11, 7/11/11)

No action taken. The applicant did not appear.

5. **11BAR-00000-00101** **Creighton New Single Family Dwelling** **789 Rockbridge Road**
11LUP-00000-00238 (Kimberley McCarthy, Planner 568-2005) Pool and Cabana Ridgeline: N/A

Request of Peter Becker, architect for the owner, Mary Jane Creighton, to consider Case No. 11BAR-00000-00101 for **preliminary approval of a new single family dwelling of approximately**

3,808 square feet, an attached garage of approximately 831 square feet a covered loggia of approximately 161 square feet, a pool cabana of approximately 365 square feet and an accessory structure of approximately 365 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 or will not require grading. The property is a 1.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-002, located at **789 Rockbridge Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 8/8/11)

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 7-0 to accept the changes to the August 29th, 2011 MBAR agenda. SEE AGENDA STATUS REPORT.

CONCEPTUAL REVIEW

6. **08BAR-00000-00041** **Southard Storage Shed** **1410 Greenworth Place**
07CDP-00000-00074 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Nancy Southard, to consider Case No. 08BAR-00000-00041 for **further conceptual review of storage shed of approximately 500 square foot.** The following structures currently exist on the parcel: residence of approximately 3,044 square feet, an artist studio of approximately 824 square feet and storage shed of approximately 460 square feet. The proposed project will not require grading or fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-109-005, located at **1410 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/7/08, 7/11/11, 8/8/11)

No review. The applicant did not appear. The planner to review plans with MBAR Chair or Vice Chair prior to the next MBAR review.

7. **11BAR-00000-00100** **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 **further 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, 7/25/11)(Presenters: Robert Foley & Brian Zant)

The project received comments only. The planner is to confirm the application of Floor Area to the project. Don Nulty abstained from the discussion.

8. **10BAR-00000-00032** **K-Corp/Carter New Single Family Dwelling** **1140 High Road**
10CDP-00000-00069 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Kyle Carter, owner, to consider Case No. 10BAR-00000-00032 for **further conceptual review of a new two-story single family residence with the first floor being approximately 3,132 square feet, the second floor being approximately 359 square feet and an attached garage of approximately 739 square feet (all areas net sq. ft.). The project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new 5' tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall of historic merit, which will remain in place.

The proposed project will require approximately 216 cubic yards of cut and 210 cubic yards of fill. The property is a 0.95-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Continued from 2/16/10 6/21/10, 10/11/10, 10/25/10, 1/24/11)(Presenters: Kyle & Kim Carter, Bill Wolfe)

Public Comment:

Kellam De Forest
Jack Maxwell
Julie Ann Hybert
David Hybert
Carol Lingam
Paul Lucey
Sally Lucey
J' Amy Brown

MBAR Comments:

- 1. MBAR commends applicant for hiring an architect; house has become a handsome piece of architecture and is acceptable at a conceptual level.**
- 2. Restudy location and orientation of house to east side property line; considering shifting house five feet west while maintaining view up driveway to historic water tower.**
- 3. Don't exactly replicate historic features from other homes in the neighborhood; references to e.g., historic columns, are adequate.**
- 4. Use tile blend with more browns for the roofing.**
- 5. Reconsider location of historic pergola in its context in the front yard and along the eastern portion of the lot; place pergola in a sensible place where it can become an enjoyable and private gathering area.**
- 6. Restudy landscaping for adequate screening particularly along east and south property lines. Suggest planting 15 gallon containers Prunus lyonii at minimum 42" on center spacing. Landscape and lighting will receive scrutiny at next hearing.**

The project received comments only. Tony Spann abstained from the discussion. The project may return for preliminary approval with the approval of the planner.

9.		Maxwell Addition, Remodel	
	11BAR-00000-00104	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 **preliminary approval 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, 7/25/11)(Presenters: Jack Maxwell & Richard Starnes)

Public Comments:

Kyle Carter

David & Julie Hybert
Kellam DeForest
Jan Dyruff
J' Amy Brown

ACTION: Maphis moved, seconded by Mendro and carried by a vote of 6-0-1 (Spann abstained) to grant preliminary approval to 11BAR-00000-00104 with the condition that dense screening be achieved on east side of property and larger sized plants are called out in parking area.

**10. 11BAR-00000-00133 Henry Single Family Dwelling Addition 2281 Featherhill Road
11LUP-000000-00307 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A**

Request of Diana Kelly, agent for the owners, J.C. and Susan Henry, to consider Case No. 11BAR-00000-00133 for **conceptual review, preliminary/final approval of an addition to the existing single family dwelling of approximately 434 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,552 square feet, an attached garage of approximately 628 square feet, and a detached pool house of approximately 475 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.9 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-212-006, located at **2281 Featherhill Road** in the Montecito area, First Supervisorial District. (Presenter: Diana Kelly)

ACTION: Maphis moved, seconded by Palladini and carried by a vote of 6-0 (Spann absent) to grant preliminary/final approval to 11BAR-00000-00133.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Zilles, and carried by a vote of 6 to 0 (Spann absent) that the meeting adjourned until 2:00 P.M. on Monday, January 24, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:34 P.M.