

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 13, 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:

Marsha Zilles	
Michele Michaelson	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Derrick Eichelberger	
Sharon Foster	- MBAR Secretary
Alice McCurdy	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Bill Palladini

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT:

Item #C-1 Continued to the September 27, 2010 MBAR agenda at the request of the applicant.

Item #3 Continued to the September 27, 2010 MBAR agenda at the request of the applicant.

ACTION: Michaelson moved, seconded by Eichelberger and carried by a vote of 5-0 (Palladini & Zilles absent) to accept the changes to the agenda.

III. MINUTES:

Eichelberger moved, seconded by Nulty and carried by a vote of 4-0-1 (Palladini & Zilles absent, Spann abstained) to approve the Minutes of August 23, 2010.

IV. STAFF UPDATE: David Villalobos presented the draft MBAR hearing calendar for 2011.

CONSENT AGENDA:

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| C1. 10BAR-00000-00120 | Melnick Patio Enclosure | 116 Miramar Lane |
| 10CDP-00000-00067 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Dennis Thompson, agent for the owners, Peter & Lani Melnick, to consider Case No. 10BAR-00000-00120 for **final approval on consent of an addition (patio enclosure) of approximately 202 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,876 square feet and a legal nonconforming duplex consisting of a dwelling approximately 523 square feet and a dwelling of approximately 397 square feet with an attached garage of approximately 399 square feet. The proposed project will not require grading. The property is a .54 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-264-008, located at **116 Miramar Lane** in the Montecito area, First Supervisorial District. (Continued from 8/23/10)

ACTION: Michaelson moved, seconded by Eichelberger and carried by a vote of 5-0 (Palladini & Zilles absent) to continue the item to the September 27, 2010 MBAR meeting at the request of the applicant. See agenda status report.

FINAL APPROVAL

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| 1. 10BAR-00000-00106 | Big Red Properties Addition & Remodel | 2225 Featherhill Road |
| 10LUP-00000-00270 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Peter Becker, architect for the owners, Big Red Properties, Inc., to consider Case No. 10BAR-00000-00106 for **final approval of the demolition of 1,590 square feet of the existing two story dwelling, a first floor addition of 1,984 square feet, a second floor addition of 1,929 square feet, an attached covered patio of 640 square feet, conversion of the existing garage into a pool cabana of 735 square feet, a new swimming pool, and construction of a new detached two car garage of approximately 579 square feet. The proposed project includes grading for a new 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 40 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, 7/26/10, 8/9/10) (Peter Becker, Christine Cunningham, and Philip Conestri, appearing)

Public Comments:

John Sperry Reynolds

MBAR Comments:

1. It is a concern that the trees have already been planted at the spacing which was recommended to be changed. Now there is a view issue. It would be good to provide some openness to provide a neighborly solution.
2. The stain color is a bit too red.
3. The architecture is ok.
4. Pepper trees are an appropriate tree for a stately driveway. However, given the concerns about views, olive trees would make more sense, planted at the same spacing, and even with each other on the two sides of the driveway.
5. The applicant will have a rough time getting approval with the existing trees and the concerns regarding view shed protection. Changing out the trees would be less expensive than going through an appeal process.

6. **The spacing of the driveway trees should be more than 30 feet, since pepper trees can grow 50 feet wide. A spacing of 45 feet between the trees is recommended.**

ACTION: Maphis moved, seconded by Eichelberger and carried by a vote of 6-0 (Palladini absent) to grant final approval of 10BAR-00000-00106 with the following condition:

1. **The pepper trees along the driveway shall be spaced at 45 feet apart, and even with each other on the two sides of the driveway.**

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| 2. | 10BAR-00000-00044 | Layden Pool Cabana
and Covered Porch | 830 Buena Vista Avenue |
| | 10LUP-00000-00090 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Benjamin Woodall, agent for the owner, Marjorie Layden, to consider Case No. 10BAR-00000-00044 for **final approval of an unpermitted pool cabana of approximately 720 square feet with attached covered porch of approximately 175 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,538 square feet, a guesthouse of approximately 631 square feet and swimming pool. The proposed project will not require grading. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at **830 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 4/5/10, 6/21/10, 7/12/10, 7/26/10, 8/9/10) (Benjamin Woodall, appearing)

ACTION: Spann moved, seconded by Michaelson and carried by a vote of 6-0 (Palladini absent) to grant final approval of 10BAR-00000-00044 with the following Condition:

1. **Approved colors shall be noted on the Final drawings.**

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| 3. | 10BAR-00000-00105 | Lewis Demo, New SFD and Garage | 260 Bonnie Lane |
| | 10LUP-00000-00284 | (Brian Banks Planner, 568-3559) | Ridgeline: N/A |

Request of Valerie Froscher architect for the owners, Peter & Naila Lewis, to consider Case No. 10BAR-00000-00105 for **final approval of a new two story single family dwelling with the first floor being approximately 2,637 square feet, the second floor being approximately 1,794 square feet, an attached garage of approximately 785 square feet and a separate detached garage of approximately 560 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,158 square feet and a detached garage of approximately 492 square feet, to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-011, located at **260 Bonnie Lane** in the Montecito area, First Supervisorial District. (Continued from 7/12/10, 8/9/10, 8/23/10)

ACTION: Michaelson moved, seconded by Eichelberger and carried by a vote of 5-0 (Palladini & Zilles absent) to continue the item to the September 27, 2010 MBAR meeting at the request of the applicant. See agenda status report.

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| 4. | 10BAR-00000-00121 | Sorrell Roof Change and Exterior Remodel | 1151 Summit Road |
| | 10CDP-00000-00074 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Brian Miller, agent for the owner, Jon Sorrell, to consider Case No. 10BAR-00000-00121 for **preliminary/final approval of a change to the existing roof pitch, single story additions of approximately 230 square feet, exterior material change, and landscaping.** The following structures currently exist on the parcel: a single family residence and attached garage of approximately 2,205 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 2-E-1 and

shown as Assessor's Parcel Number 009-162-024, located at **1151 Summit Road** in the Montecito area, First Supervisorial District. (Continued from 8/23/10) (Brian Miller, appearing)

MBAR Comments:

1. **The revised project looks good.**
2. **The glass in the exterior lights should be frosted or amber.**
3. **Due to its invasive tendency, the Ficus hedge should be replaced with something such as *Laurus nobilis* or *Texas privet*. At the very least, if Ficus is used, it will need a root barrier.**

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 5-0-1 (Palladini absent, Spann abstained) to grant preliminary/final approval of 10BAR-00000-00121.

PRELIMINARY APPROVAL

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| 5. | 10BAR-00000-00066 | Demetrios/Nagel SFD Additions | 2120 Forge Road |
| | 10LUP-00000-00301 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Joe Reeves, agent for the owners, Aris Demetrios & Ilene Nagel, to consider Case No. 10BAR-00000-00066 for **preliminary/final approval of an addition to the existing residence of approximately 1635 square feet and an attached garage of approximately 472 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,907 square feet with an attached garage of approximately 428 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-011, located at **2120 Forge Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/10) (Thiep Cung and Justin Eislen, appearing)

MBAR Comments:

1. **The MBAR strongly recommends that the roof materials be a single material, i.e. the existing structure should be reroofed to match the new roof.**
2. **Requirements for the next submittal include a full landscape plan (i.e. with species, sizes etc. specified) a lighting plan, and colors.**

ACTION: Nulty moved, seconded by Eichelberger and carried by a vote of 6-0 (Palladini absent) to grant preliminary approval of 10BAR-00000-00066. Project may return for final approval with the consent of the planner.

CONCEPTUAL REVIEW

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| 6. | 10BAR-00000-00127 | Patrick Addition | 230 Hot Springs Road |
| | 10LUP-00000-00347 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Kam Bhogal, agent for the owners, Russ Patrick, to consider Case No. 10BAR-00000-00127 for **conceptual review/preliminary approval of an addition to an existing single story dwelling of approximately 448 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,156 square feet, and a detached garage of approximately 640 square feet. The proposed project will not require grading. The property is a .41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-001, located at **230 Hot Springs Road** in the Montecito area, First Supervisorial District. (Kam Bhogal and Russ Patrick, appearing)

ACTION: Eichelberger moved, seconded by Nulty and carried by a vote of 5-0-1 (Palladini absent, Maphis abstained) to grant preliminary approval of 10BAR-00000-00127. Project may

return for final approval on consent with the consent of the planner with the following Conditions:

1. Note on final drawings that all materials will match the original structure.
2. Exterior material call-outs need to be shown on final plans.
3. Lighting and material Cut sheets are to be provided prior to Final Approval.

7.	10BAR-00000-00107	Wolf Demo New SFD /Garage /ARSU	337 Hot Springs Road
	10LUP-00000-00310	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **further conceptual review/preliminary approval of a new two story single family dwelling with the first floor consisting of approximately 2,576 square feet, the second floor consisting of approximately 1,112 square feet, and an attached garage of approximately 1,246 square feet, a detached garage of approximately 960 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet, an attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/10) (Robert Foley and Bill Brunsky)

Public Comments:

David Grokenberger
Hugh Merrill

MBAR Comments:

1. The project is well thought out. The architecture is very nice and is reminiscent of Wallace Neff. The landscape plan is also very nice.
2. The pool and pool equipment encroach on the property line and need to be restudied; they should be pulled back from the property line to allow adequate landscaping.
3. Need to see a section through the pool.
4. On the eastern/southeastern property line, consider using bay laurel in the arroyo between the oaks to provide an understory.
5. This is a wonderful project. It was very helpful to see the project in connection to the existing home.

Project received comments only. No action taken. Palladini absent, Nulty abstained from the discussion. Project may return for preliminary approval with the consent of the planner.

8.	10BAR-00000-00134	Drucker New Accessory Building & Driveway Change	281 Hot Springs Road
		(No Planner Assigned)	Ridgeline: N/A

Request of Don Nulty architect for the owners, Max & Betsy Drucker, to consider Case No. 10BAR-00000-00134 for **conceptual review of a new two story garage /recreation room. The first floor being a 3 car garage of approximately 800 square feet and the second floor being the recreation room consisting of approximately 560 square feet and a new driveway to serve adjacent property.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,886 square feet, a cabana/garage of approximately 1,286 square feet (approximately 486 square feet to be demolished) and a accessory structure of approximately 800 square feet (to be demolished). The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District. (Robert Foley, Bill Brunsky, and Pam Post, appearing)

Public Comments:

John Murphy
 Hugh Merrill

MBAR Comments:

1. Several MBAR members felt that the design is overly symmetrical in comparison to the existing structure, which shows a variety of roof planes and modulation to the facade.
2. Several MBAR members felt that the architecture is ok as long as the detailing defers to the historic structure and that the addition does not otherwise conflict with it. Further, the recommendations of Architectural Historian, Pam Post, PhD (Applicant's Consultant) will take precedent as she is the County's recognized expert regarding the historic structure.
3. The driveway for the house at 281 Hot Springs should be moved further into the property.

Project received comments only. No action taken. Palladini absent, Nulty abstained from the discussion. Project may return for preliminary approval with the consent of the planner.

9.	08BAR-00000-00015	Deansgrange Trust Demo/ New SFD, Tennis Court and Grading/Tree Removal	592 Picacho Lane
	08LUP-00000-00189	(J. Ritterbeck, Planner, 568-3509)	Ridgeline: N/A

Request of Bill Brunsky, agent for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00015 for **revised final approval of a revised landscape plan, as part of the previously-approved construction of a new two-story residence of approximately 8,180 square feet with an attached 3-car garage of approximately 748 square feet, an approximately 990 square foot basement, a detached workshop/gym/front entry structure of approximately 800 square feet, a cabana of approximately 800 square feet with an attached covered loggia of approximately 190 square feet, and two detached covered loggias of approximately 345 square feet each and a new swimming pool.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet (to be demolished), a garage of approximately 873 square feet (to be demolished), a shed of approximately 885 square feet. The proposed project will require approximately 4,730 cubic yards of cut, approximately 2,105 cubic yards of fill, and 2,105 cubic yards of export (includes 620 square feet of cut for a new pond) . The property is zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-140-028, 011-140-030 & 011-140-032 (to be voluntarily merged into a single 2.45 acre parcel), located at **588 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued 3/24/08, 7/28/08 11/03/08, and 12/15/08) (Bill Brunsky, appearing)

MBAR Comments: None.

ACTION: Eichelberger moved, seconded by Zilles and carried by a vote of 5-0-1 (Palladini absent, Nulty abstained) to grant revised final approval of 08BAR-00000-00015.

10.	10BAR-00000-00130	Deansgrange Trust	588 Picacho Lane
	10LUP-00000-00341	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Girvin Associates, architect for the owners, Deansgrange Trust, to consider Case No. 10BAR-00000-00130 for **conceptual review/preliminary/final approval of landscape improvements.** No structures currently exist on the parcel. (The future structure is has been approved under a different permit.) The proposed project will require approximately 2035 cubic yards of cut and approximately 416 cubic yards of fill. The property is a1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-029, located at **588 Picacho Lane** in the Montecito area, First Supervisorial District. (Bill Brunsky, appearing)

