



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 27, 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	
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:

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Nulty absent) to approve the changes to the September 27, 2010 MBAR agenda.

Lewis Demo, New SFD & Garage 10BAR-00000-00105- was continued to the meeting of October 11th 2010, at the request of the applicant

III. MINUTES: Eichelberger moved, seconded by Michaelson and carried by a vote of 6-0 (Palladini abstained) to approve the Minutes of September 13, 2010.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE:

Alice McCurdy addressed a question from a Board member regarding when contact with the MBAR members by an applicant would constitute a violation of the Brown Act. Pursuant to this law, Board members need to disclose on the record any ex parte conversations regarding projects that come before the Board. The ex parte disclosures can either be during the MBAR members informational briefing or when an item comes up on the agenda.

STANDARD AGENDA:

1. 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 784 square feet and a separate detached garage of approximately 504 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 211 cubic yards of cut and approximately 257 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1and 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, 9/13/10)

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Nulty absent) to continue the item to the October 11, 2010 MBAR meeting at the request of the applicant. See agenda status report.

2. 10BAR-00000-00107 Wolf Demo 337 Hot Springs Road
10LUP-00000-00310 New SFD /Garage /ARSU (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 **preliminary approval of a new two story dwelling with the first floor consisting of approximately 2,937 square feet, the second floor consisting of approximately 1,447 square feet, basement of 1,880 square feet, an attached garage of 253 square feet, two attached garages of 515 square feet each, two detached garages of 675 square feet, and a detached garden storage structure of 274 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet and attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 150 cubic yards of cut and approximately 150 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, 9/13/10) (Robert Foley and Bill Brunsky, appearing)

MBAR Comments:

1. **With the change from incandescent to fluorescent lighting, issues with lighting color and brightness need to be solved by using colored or tinted glass.**
2. **The limit on the number of lights proposed is appreciated.**
3. **The applicant can propose how to meet the lighting requirements.**
4. **It would help to see what the existing lights look like at night.**
5. **The Board appreciates the Title 24 restrictions, and welcomes ideas to warm up exterior lights.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0 (Nulty abstained) to grant preliminary approval of 10BAR-00000-00107. Project may return for final approval with the consent of the planner with the following conditions:

1. Applicant to submit specific landscaping plans, with sizes and location of trees and shrubs specified.
2. Applicant to submit a final lighting plan, including cut sheets.
3. Applicant to submit an irrigation plan.

3. **10BAR-00000-00078** **Aptaker Demo/New Three Story**
Single Family Dwelling & Attached Garage **671 Buena Vista Drive**

10BAR-00000-00277 (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, 7/26/10, 8/23/10) (Jeff Shelton and Ms. Aptaker, appearing)

Public Comment:
Margie Schneider
Thomas McClure

MBAR Comments:

1. As redesigned, this is a beautiful project. The tower is a nice element that relates well to the overall structure.
2. This is a legitimate two story building with only a small element that exceeds the height limit.
3. The design of the structure complies with requirements and prior MBAR comments.
4. Based on the site visit and the story poling that was done, additional story poling does not seem necessary.

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 6-0 (Palladini abstained) to grant preliminary approval of 10BAR-00000-00078. The project may return for final on consent with the approval of the planner.

4. **10BAR-00000-00111** **Case Study Properties, LLC New Two Story**
SFD, Garage & Accessory Structure **628 Romero Canyon**

10LUP-00000-00268 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 10BAR-00000-00111 for **further conceptual review of a demolition of the existing dwelling and reconstruction of a new two-story 2,195 square foot residence, a new pool cabana of approximately 800 square feet, a detached garage of approximately 800 square feet, and miscellaneous hardscaping including low walls, a pergola, fountain and trellis**. The following structures currently exist on the parcel: a single family residence of approximately 838 square feet and an accessory structure of approximately 641 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. (Continued from 7/26/10, 8/23/10). (Robert Irvine and William Hefner, appearing)

Public Comment:
Robert Eldridge

Project received comments only. No action taken. The project may return for preliminary/final approval with the consent of the case planner. No story poles will be required if the project is amended to utilize a gable roof.

5. **10BAR-00000-00138** **Baltier/Regan Additon** **760 Romero Canyon Road**
(No Planner Assigned) Ridgeline: N/A

Request of Thomas J. Morrison, agent for the owners, Albert Baltier & Pamela Regan, to consider Case No.10BAR-00000-00138 for **conceptual review of an addition and remodel of the master bedroom of approximately 388 square feet, an addition of an open front entry porch of approximately 235 square feet and an addition of a carport of 320 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,792 square feet, a guest house of approximately 836 square feet and a detached accessory structure of approximately 442 square feet, a detached 2 car garage of approximately 750 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 55 cubic yards of fill. The property is a .90 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-033, located at **760 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Thomas Morrison, Albert Baltier, and Pamela Regan, appearing)

Public Comment:
Patrick McMahon (letter submitted)

MBAR Comments:

- 1. This is a nice project which looks comfortable on that street.**
- 2. More detail is needed regarding the carport and how it would affect the view from the street. The carport would benefit from landscaping and its colors and materials should match the house.**
- 3. The lattice should be cleaned up, rather than running all the way to the ground.**
- 4. A construction parking plan needs to be submitted.**

Project received comments only. No action taken. The project may return for preliminary/final after a planner is assigned and the Land Use Permit has been applied for.

6. **08BAR-00000-00273** **Prescott New Residence** **1496 E. Mountain Drive**
10LUP-00000-00109 (Allen Bell, Planner 568-2033) Ridgeline: Yes

Request of Jeremy Roberts, agent for the owner, John K. Percy, to consider Case No. 08BAR-00000-00273 for **further conceptual review of a new single-family residence of approximately 6,655 square feet, attached garage of approximately 775 square feet, a cabana of approximately 358 square feet, pool and driveway of approximately 1,100 linear feet.** No structures currently exist on the parcel. The proposed project will require approximately 6,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a proposed 3.00-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-060-044, located at 1496 E. Mountain Drive in the Montecito area, First Supervisorial District. (Owner has a pending Lot Line Adjustment to reduce the size of the parcel from 4.17 to 3.157 acres, Case No. 09LLA-00000-00011.) (Continued from 1/23/09) (Jeremy Roberts, Josh Monroy, Bill Spiewack, Bob Flowers, and Doug Beard, appearing)

Public Comment:
Diane Baskin

Crystal Clark
Michael McCarthy
Victoria Greene (Letter)

MBAR Comments:

- 1. The architecture of the proposed home is beautiful.**
- 2. The proposed access is a hard way to go. This is an expensive driveway, involving a huge amount of earthwork. The proposed driveway conflicts with existing policies.**
- 3. Filling in the canyon to get access is the wrong approach. The project would permanently alter the natural character of the drainage.**
- 4. It would be better if an alternative access could be worked out with the neighbors.**
- 5. The proposed retaining walls are tall (up to 8 feet) and extensive. Locating them inside the drainage would violate policies.**
- 6. The driveway should be set back 50 feet from the top of bank of the creek.**
- 7. A bridge would be a better solution than a culvert.**
- 8. The 5000 cubic yards of material proposed to be exported from the site raises concerns.**
- 9. Assuming legally there is a right to develop this lot, the issue is what is the least impacting access possible. It does appear that the applicant has pursued better access options but could not reach an agreement with various neighbors.**
- 10. Bridges would be lighter on the land. A bridge could utilize steel that naturally rusts, with a stone railing.**
- 11. The retaining walls need to be as natural as possible, such as natural stone.**
- 12. Some parts of the site may benefit from the proposed clean up efforts (i.e. removal of ivy).**
- 13. The biggest concern is whether the site is actually buildable. Allowing the proposed access road would set a precedent and is a bit too much.**
- 14. The MBAR would appreciate an in-progress review once the initial environmental review, including the County's Biologist's comments, is complete.**

MBAR member Palladini stated that he had a conversation prior to the meeting with a neighbor, Diane Baskin, regarding the project.

Project received comments only. The project should return for Further Conceptual Review with the consent of the case planner.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Nulty, and carried by a vote of 6 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 11, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:46 P.M.