

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of October 10, 2005

Marsha Zilles		Santa Barbara County
Michele Michaelson		Montecito Community Hall & Library
Raymond Ketzel		1469 East Valley Road
Donald Nulty	Vice Chair	Santa Barbara, California 93108
Anthony Spann	- Chair	(805) 568-2000
Sam Maphis		
Peter Edwards		
David Villalobos	- MBAR Secretary	
Julie Harris	- Planner III	

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:30 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles	
Michele Michaelson	
Raymond Ketzel	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
David Villalobos	- MBAR Secretary
Anita Hodosy	- Board Assistant, Specialist
Julie Harris	- Planner III

COMMITTEE MEMBERS ABSENT:

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: ±30

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

- Michele Michaelson – noticed that 377 Santa Rosa Lane (APN 007-270-017) recently purchased by Promised Land LLC (formerly Tara II). Lot was last bit of open property in neighborhood where views to ocean could be had. Noticed that with new owner fence has been removed and looks like hedge to be planted in its place, which will grow to block views. Doesn't know if that's been permitted
(Staff Note – permits not needed to remove a fence and plant a hedge)

II. AGENDA STATUS REPORT: Nulty moved, seconded by Maphis and carried by a vote of 7 to 0 to adopt the following changes to the agenda:

Item No. C-1 – Periwinkle continued to meeting of November 21

III. MINUTES: Nulty moved, seconded by Ketzel and carried by a vote of 6 to 0 to 1 (Michaelson abstained) to approve the Minutes of September 26, 2005.

IV. MONTECITO CONSENT AGENDA

- C-1. 04BAR-00000-00336 Periwinkle Residence Addition/Remodel 1753 Glen Oaks**
04LUP-00000-00336 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **revised final approval on consent of a demo/rebuild of a residence of approximately 2,376 square feet, and an addition of approximately 626 square feet (net) to connect the new house to the remodeled barn.** [Note: The previously approved project was for an addition of approximately 626 square feet (net) and remodel to an existing residence.] The house and attached garage have been demolished, and only the remodeled barn of approximately 981 square feet remains. The proposed project will not require any cut and less than 50 cubic yards of fill. The property is a .92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05, 2/28/05, and 9/26/05)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 7 to 0 to continue item 05BAR-00000-00336 to the meeting of November 21, 2005. See Agenda Status Report

- C-2. 05BAR-00000-00072 Decker New Residence and Artist Studio 660 Stonehouse Lane**
05LUP-00000-00704 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Steve Decker, to consider Case No. 05BAR-00000-00072 for **final approval on consent of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, and conversion of the existing single family dwelling to an artist studio of approximately 800 square feet.** There is an 800 square foot house currently existing on the parcel. The proposed project will require approximately 2000 cubic yards of cut and approximately 2000 cubic yards of fill. The property is a 2.0 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 4/11/05, 5/9/05, 6/20/05, 7/11/05, 9/12/05, and 9/26/05)

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 7 to 0 to grant final approval on consent of 05BAR-00000-00072 with the following condition.

CONDITION:

- **Change Pittosporum plantings from 5 gallon to 15 gallon and plant 4 feet on center.**

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- MBAR Chair recognized and welcomed MPC Chair, Robert Meghreblian, who presented the process of development of the *Montecito Architectural Guidelines and Development Standards* recommended floor areas, followed by a presentation of the neighborhoods identified as a part of that study including those neighborhoods that were identified as significantly over or under the recommended floor area guidelines. This information can be useful to inform MBAR decisions.
- MBAR Chair reiterated that four subcommittees to address several community issues created at MBAR/MPC workshop and recognizes the following members on each subcommittee:
 1. **Duplex FARs** – Gottsdanker, Spann, Nulty and requested Susette Naylor participate.
 2. **Historical Element** – Phillips, Zilles, Michaelson
 3. **Roadway Encroachment** – Thielsher, Gottsdanker, Maphis, County Public Works
 4. **Night Lighting** – Gottsdanker, Michaelson, Ketzell and Anne Almy of P&D staff.Will work to get these subcommittees staffed and up and running.

PUBLIC COMMENT

- J' Amy Brown – Montecito Association would like to participate on these subcommittees.

VI. STAFF UPDATE:

STANDARD AGENDA:

FINAL APPROVAL

- 1. 05BAR-00000-00136 Beach Cabana, Single Family Dwelling Addition and Retaining Wall 1504 E. Mountain Drive
05LUP-00000-00573 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A**

Request of Vadim Hsu, architect for the owner, Patrick Beach, to consider Case No. 05BAR-00000-00136 for **final approval of a cabana of approximately 777 square feet and residential addition of 127 square feet.** The following structure currently exists on the parcel: residence of approximately 6,643 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 896 cubic yards of fill. The property is a 1.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-015, located at **1504 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 6/6/05 and 7/25/05) (Glen Cerny, Ricardo Castellanos appeared)

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6 to 0 to 1 (Nulty abstained) to continue item 05BAR-00000-00136 to the hearing of October 24, 2005.

COMMENTS:

- Architecture and colors are ok.
- Proposed landscaping on southwest corner/area of the cabana (Pittosporum crassifolium and Arbutus compacta) need denser plantings, to be overlapped as much as possible.
- Ground cover and spacing to be called out on landscape plan.
- Final on Consent ok.

PRELIMINARY APPROVAL

- 2. 05BAR-00000-00174 Melton Addition and Workshop 927 Brooktree Lane
05LUP-00000-00964 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Mark Drexler, architect for the owner, Melton Trust, to consider Case No. 05BAR-00000-00174 for **preliminary approval of an addition of approximately 361 square feet to an existing residence and new accessory structure of approximately 657 square feet.** The following structures currently exist on the parcel: residence of approximately 5,234 square feet and attached garage of approximately 539 square feet. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-018, located at **927 Brooktree Road** in the Montecito area, First Supervisorial District. (Continued from 7/25/05)(Mark Drexler, Jon Dohm appeared)

ACTION: Nulty moved, seconded by Edwards and carried by a vote of 7 to 0 to grant preliminary approval of 05BAR-00000-00174 with the following conditions.

CONDITIONS:

- Architecture is fine.

- **Additional square footage of this proposal, over the FAR, is ok in this instance because it is on the first story and is not seen from the street. Any future additions could be problematic.**
- **Final on Consent ok.**

3. 05BAR-00000-00229 Miramar BB Property, LLC 1555 South Jameson Lane
99DP-001/99BAR-197/02AMD-00000-00007 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of Steve Welton, agent for the owner, Miramar BB Property, LLC, to consider Case No. 05BAR-00000-00229 for **preliminary/final approval of the revised roof color**. The following structure currently exists on the parcel: a hotel. The proposed project will not require grading. The property is a 14.66 acre parcel zoned C-V and shown as Assessor's Parcel Numbers 009-333-010, 009-371-003, -004, 009-372-001, 009-010-002, located at **1555 South Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 9/26/05)(Sean Lavelle, Alex Cole appeared)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 7 to 0 to grant preliminary and final approval of 05BAR-00000-00229.

NEIGHBOR COMMENTS:

- All of the following individuals spoke in support of changing the roof color back to blue: Joan Wells, Laura Lodato, Perck Darlington, Susan Van Atta, Judith Ishkanian, Candice Burberry, Byron Ishkanian, Eva Marie Saint, Jeffrey Hayden, Lawrence Ramstrum.
- Barbara Parker Robinson – (letter) opposes roof color being returned to blue.

CONCEPTUAL REVIEW

4. 05BAR-00000-00207 Biltmore Valet Lot and Minor Modifications/Additions 1260 Channel Drive
05AMD-00000-00005 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of Steve Welton, agent, and David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **revised conceptual review of improvements to the valet parking lot, entrance walls and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant**. The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 1,280 cubic yards of cut and approximately 284 cubic yards of fill. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (David Van Hoy, Steve Welton, Susan Van Atta, Peter Mason, Alex Cole appeared for applicant)

Project received further conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review.

COMMENTS:

PATIO RESTAURANT CHANGES:

- **After much discussion, decided that while the Montecito BAR would prefer divided lights on the new sliding window/doors, they believe that single-light panels might work if using narrow iron frames similar to what is used now.**

SPA-BUMP-OUTS FOR WHIRLPOOLS:

- **Looks good.**

VALET LOT & FOUNTAIN:

- **Not sure the fountain proposed would work there. Likes the proportions of the fountain base and bowl but fountain appears out of scale and too vertical. One member prefers a low height, tiered fall that overhead view alludes to.**

0 that the meeting was adjourned until 3:00 P.M. on Monday, October 24 , 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 6:02 P.M.