

COUNTY OF SANTA BARBARA



**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 10, 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, Sam Maphis, at 2:30 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
Sam Maphis
Derrick Eichelberger
Sharon Foster - MBAR Secretary
Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Tony Spann – Chair
Don Nulty- Vice Chair

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** None
- II. AGENDA STATUS REPORT:** No changes were made to the agenda.
- III. MINUTES:** Mendro moved, seconded by Palladini and carried by a vote of 4-0-1 (Spann & Nulty absent & Maphis abstained) to approve the Minutes of May 23, 2011, with corrections.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Bill Palladini attended the Montecito Association Land Use Committee meeting in their review of the new Fire Station proposal. He stated that he would wait to give his report when all MBAR members are present.
- V. STAFF UPDATE:** None

CONSENT AGENDA:

C-1. 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 **final approval on consent 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, 8/29/11, 9/19/11)

ACTION: Palladini Moved, seconded by Mendro and carried by a vote of 4-0 (Spann, Nulty & Zilles absent) to grant final approval on consent of 11BAR-00000-00051.

C-2. 11BAR-00000-00015	880 Picacho Lane Trust SFD Demo Rebuild & Remodeled Guesthouse	880 Picacho Lane
11LUP-00000-00100	(Nicole Lieu, Planner 884-8068)	Ridgeline: N/A

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **final approval on consent 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)

ACTION: Eichelberger moved, seconded by Palladini and carried by a vote of 4-0-1 (Spann & Nulty absent, Maphis abstained) to grant final approval on consent of 11BAR-00000-00015.

STANDARD AGENDA:

1. 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 **final approval of a new two-story single family residence with the first floor being approximately 3,148 square feet, the second floor being approximately 362 square feet and an attached garage of approximately 739 square feet (all areas net sq. ft.)**. 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 6/21/10, 10/11/10, 10/25/10, 1/24/11, 8/29/11, 9/19/11) (Appearance by Kyle & Kim Carter, Bill Wolf, Chuck McClure)

Public Comments:

J' Amy Brown
Kellam De Forest
Jack Maxwell

MBAR Comments:

1. Finds the applicant's proposed tile color is acceptable; it will darken with age, grow lichens, and is not shiny.
2. Commends applicant for working with the Board and listening to their comments. Good project.
3. Encourages applicant to plant the hedge early in the process to help screen construction.

ACTION: Palladini moved, seconded by Mendro and carried by a vote of 5-0 (Spann & Nulty absent) to grant final approval on of 10BAR-00000-00032 with the condition: a new hedge along front to be maintained between 8-15 feet high.

	Maxwell Addition, Remodel	
2.	11BAR-00000-00104	1163 Summit Road
	Driveway and Circular Motor Court	Ridgeline: N/A
	(Nicole Lieu Planner 886-8068)	
	11CDP-00000-00044	

Request of Richard Starnes, agent/architect for the owners, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for **final 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, 8/8/11, 8/29/11) (Appearance by Jack Maxwell, Richard Starnes)

Public Comments:

J' Amy Brown
 Kellam De Forest
 Julie Ann Hybert

MBAR Comments:

1. Show plant species' size, materials, number of plants, etc. (e.g., for hedges planted at # feet on center).
2. Meet with neighbors to east and ensure that hedge plantings will be dense enough to prevent any light from auto headlights that might penetrate the landscape from the motor court and driveway

ACTION: Palladini moved, seconded by Mendro and carried by a vote of 5-0 (Spann & Nulty absent) to continue the project and return to the October 31, 2011 MBAR meeting for Final on Consent with an accurate, final detailed landscape plan that addresses the MBAR's direction on landscape.

PRELIMINARY APPROVAL

	Anderson Demo and	
3.	10BAR-00000-00197	1180 East Mountain Drive
	New Single Family Dwelling	Ridgeline: N/A
	(J. Ritterbeck, Planner 568-3509)	
	10LUP-00000-00489	

Request of Ken Mineau, architect for the owner, Chris Anderson, to consider Case No. 10BAR-00000-00197 for **preliminary/final approval of the demolition of an existing 4,235 sq. ft. 2-story single-family dwelling and 548 sq. ft. attached garage and to allow construction of a new 5,160**

[net] sq. ft. 2-story single-family dwelling with a 1,451 [net] sq. ft. basement and 538 sq. ft. attached garage. The existing guesthouse of approximately 800 square feet and a detached garage of approximately 525 square feet are to remain. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 2.85 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-020-033, located at **1180 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/11, 6/6/11)

MBAR Comments:

- 1. Handsome, nice project. Nice details and materials, especially the use of olives, full size trees and cascading plants on stone terraces.**

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 5-0 (Spann & Nulty absent) to grant preliminary/final approval of 10BAR-00000-00197.

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| 4. | 11BAR-00000-00017 | Wilson Garage and Sound Wall | 116 Arroqui Street |
| | 11CDH-00000-00011 | (Nicole Lieu, 884-8068) | Ridgeline: N/A |

Request of Paul Zink, architect for the owners, Monte & Maria Wilson, to consider Case No. 11BAR-00000-00017 for **preliminary/final approval of a new detached garage of approximately 800 square feet (gross).** The following structures currently exist on the parcel: a single family dwelling of approximately 3,300 square feet (gross). The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a .51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-016, located at **116 Arroqui Street** in the Montecito area, First Supervisorial District. (Continued from 2/28/11) (Appearance by Paul Zink)

MBAR Comments:

- 1. Note on plans that screening hedge will be replaced if the soils engineer determines that some grading/re-compaction required for the foundation such that it would affect the existing hedge.**

ACTION: Zilles moved, seconded by Eichelberger and carried by a vote of 5-0 (Spann & Nulty absent) to grant preliminary/final approval of 11BAR-00000-00117.

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| 5. | 11BAR-00000-00103 | Mitchel Addition | 180 Santo Tomas |
| | 11CDP-00000-00064 | (Kimberley McCarthy Planner 568-2005) | Ridgeline: N/A |

Request of David Chase, agent for the owners, Hank & Mari Mitchel, to consider Case No. 11BAR-00000-00103 for **preliminary/final approval of an addition to the already existing single family dwelling of approximately 353 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 2,280 square feet, and an attached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 0.37 acre parcel zoned 0-R-1 and shown as Assessor's Parcel Number 009-182-004, located at **180 Santo Tomas** in the Montecito area, First Supervisorial District. (Continued from 7/11/11) (Appearance by David Chase)

ACTION: Palladini moved, seconded by Zilles and carried by a vote of 5-0 (Spann & Nulty absent) to grant preliminary/final approval of 11BAR-00000-00103.

CONCEPTUAL REVIEW

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| 6. | 11BAR-00000-00018 | A. H. Living Trust New Second Floor Addition and Remodel | 2255 Featherhill Road |
| | 11LUP-00000-00047 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Peter Kavoian, architect for the owners, A.H. Living Trust, to consider Case No. 11BAR-00000-00018 for **further conceptual review/preliminary approval of an addition and remodel to the existing first floor of the existing residence of approximately 2,971 square feet and a**

2. **Good materials, details and landscaping.**
3. **Restudy flat roof element beginning over garage, prefer to see a series of gables or hips. North/south elevations have old world charm while east/west seem like commercial facades like on an alley.**
4. **Maintain privacy screening for adjacent properties.**
5. **There is a lot of pavement dedicated to the auto; look for ways to soften with more landscaping.**

The project received comments only. The project is to return for further conceptual with the planner's approval.

8. 11BAR-00000-00150 Armour Trust Addition/Roof/Landscape 1991 Inverness Lane

(No Planner Assigned)

Ridgeline: N/A

Request of Nueman, Mendro, Andrulaitis, architect for the owners, Tim & Holly Armour, to consider Case No.11BAR-00000-00150 for **conceptual review of an addition of approximately 85 square feet to the existing single family dwelling, remodel and alterations to the landscaping, pool area and driveway.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,947 square feet and an attached garage of approximately 668 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-011, located at **1991 Inverness Lane** in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **Moving in the right direction.**
2. **Thank you for removing those dated light wells. The project is a vast improvement.**
3. **Standing seam roof would be better than the existing roof shingle, especially if in a matte finished metal.**

The project received comments only. The project can return for preliminary approval with the planner's approval. (Spann & Nulty were absent from the discussion, Mendro abstained)

9. 11BAR-00000-00151 MacKenzie Garage Conversion 24 La Vuelta Road

(No Planner Assigned)

Ridgeline: N/A

Request of Connie Lindberg, agent for the owners, Bruce & Louise MacKenzie, to consider Case No. 11BAR-00000-00151 for **conceptual review of an unpermitted garage conversion of approximately 704 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 2,789 square feet and an attached garage of approximately 704 square feet. The proposed project will not require grading. The property is a .69 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-019, located at **24 La Vuelta Road** in the Montecito area, First Supervisorial District.(Appearance by **Connie Linberg, Louise MacKenzie**)

Public Comment:

Kellam De Forest

MBAR Comments:

1. **Looks fine, no issues.**

The project received comments only. The project can return for preliminary/final approval on consent with the planner's approval. (Spann and Nulty were absent from the discussion)

**Van Wolfswinkel Demo
New Two Story Single Family Dwelling,**

10. 11BAR-00000-00152 Pool, Cabana and Landscaping 1210 Channel Drive
(No Planner Assigned) Ridgeline: N/A

Request of Raymond Appleton, agent for the owner, Randall Van Wolfwinkel, to consider Case No. 11BAR-00000-00152 for **conceptual review of a new two story single family dwelling with the first floor being approximately 1,703 square feet, the second floor being approximately 850 square feet, a basement of approximately 1,702 square feet, a detached garage of approximately 558 square feet and cabana of approximately 798 square feet.** The following structure currently exists on the parcel: a single family dwelling of approximately 1000 square feet, to be demolished. The proposed project will require approximately 594 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .33 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-010, located at **1210 Channel Drive** in the Montecito area, First Supervisorial District. (Appearing: Raymond Appleton, Sophie Calvin, Josh Monroy)

Public Comments:

1. Bill Medel
2. Katie Dole
3. Kellam de Forest

MBAR Comments:

1. **Architecture is nice overall, good direction and detailing, referencing but not mimicking the 1920s.**
2. **Appreciates the stepping back from the property line.**
3. **Front elevation a bit boxy. Would like to see roof line/ridge broken up a bit on that elevation.**
4. **Landscape plan very nice but not any water conserving plants proposed. Revise and include some drought tolerant – there are species that conserve water and provide the tropical aesthetic.**
5. **The brick driveway and sidewalk in front, as proposed to mimic the adjacent Biltmore, is not a good idea. It doesn't define this project site as separate from the Biltmore and could be confusing. Use a different paving material.**

The project received comments only. The project can return for further conceptual review after it is heard by Montecito Planning Commission. (Spann and Nulty were absent from the discussion)

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Eichelberger moved, seconded by Mendro, and carried by a vote of 5 to 0 (Spann & Nulty absent) that the meeting be adjourned until 2:00 P.M. on Monday, October 31, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:10 P.M.