



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 12, 2009**

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
Raymond Ketzal	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Peter Edwards		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketzal
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Marsha Zilles

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 25

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No changes where made to the agenda.

III. MINUTES: Michaelson moved, seconded by Ketzal and carried by a vote of 4 to 0 (Zilles, Maphis and Nulty absent) to approve the Minutes of September 28, 2009 with a revision.

IV. MONTECITO CONSENT AGENDA:

C1.	09BAR-00000-00146	Lurie Single Family	1373 School House Road
	09LUP-00000-00368	Dwelling Remodel (Lisa Martin, Planner 568-2032)	

Request of William Wolf, architect for the owner, Jesse Lurie, to consider Case No. 09BAR-00000-00146 for **preliminary/final approval on consent of additions to an existing single**

family dwelling of approximately 680 square feet, including a conversion of an existing 2 car attached garage to habitable space and construction of a new carport of approximately 382 square feet and trellis structure of approximately 280 square feet. The following structures currently exist on the parcel: a single family dwelling of approximately 3735 square feet and attached garage of approximately 548 square feet. The proposed project will require approximately 7 cubic yards of cut and approximately 7 cubic yards of fill. The property is a 1.09 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-031, located at **1373 School House Road** in the Montecito area, First Supervisorial District. (Continued from 9/28//09)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0 (Zilles, Nulty & Maphis absent) to grant preliminary and final approval on consent of 09BAR-00000-00146.

	Franklin	
C2. 08BAR-00000-00202	Accessory Structure	744 Coyote Road
08LUP-00000-00495	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Louis Robinson, architect for the owners, Brent and Ruth Franklin, to consider Case No. 08BAR-00000-00202 for **final approval on consent of an accessory structure of approximately 505 square feet.** The following structures currently exist on the parcel: residence of approximately 2,044 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of fill. The property is a 3.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-005, located at **744 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 9/08/08, 9/22/08)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 4-0 (Zilles, Nulty & Maphis absent) to grant final approval on consent of 08BAR-00000-00202.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE:

The concerns that have been raised recently by the public regarding safety issues associated with the electromagnetic fields from cell towers are outside the jurisdiction of the MBAR. The issue of safety related to telecommunications facilities is under the purview of the Federal Communications Commission. On October 20, 2009, the Board of Supervisors will receive a briefing from P& D staff on the telecommunications program and projects.

The Sipple appeal of the Stone landscaping is scheduled to be heard by the Board of Supervisors on November 3, 2009. P&D Director Glenn Russell sent a letter responding briefly to the Mr. Sipple's letter to the MBAR; copies will be made available to the committee.

STANDARD AGENDA:

1. 09BAR-00000-00111	Tea Fire McCue Addition/Garage	820 Coyote Road
09LUP-00000-00269	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of James Zimmerman, architect for the owners, Isabel and Sean McCue, to consider Case No. 09BAR-00000-00111 for **further conceptual/preliminary approval of an approximately 1,059 square foot first and second story addition to an existing single story dwelling consisting of the rebuild of an approximately 450 square foot studio destroyed by the Tea Fire, a new approximately 300 square foot first floor study with covered patio, new 317 square foot second floor master bedroom and new 529 square foot detached garage.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,316 square feet and an accessory structure of approximately 21 square feet (to be demolished) The proposed project will not require grading. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel

Number 013-070-034, located at **820 Coyote Road** in the Montecito area, First Supervisorial District.
(Continued from 7/27/09)

MBAR Comments:

1. **The MBAR would like to see a color board, lighting details, and more information regarding landscaping.**
2. **Applicant to show details (i.e. species, sizes) for plantings proposed to provide screening from the neighbor in the arbor on the south elevation along the perimeter.**
3. **Project to return on consent agenda for final approval.**

ACTION: Nulty moved, seconded by Edwards and carried by a vote of 6-0 (Zilles absent) to grant preliminary approval of 09BAR-00000-00111. Project may return for final on consent.

2.	09BAR-00000-00158	Tea Fire Stevens	70 West Mountain Drive
		Single Family Dwelling Rebuild (No planner assigned)	

Request of Dustin Stephens, agent for the owners, Sean and Angela Stevens, to consider Case No. 09BAR-00000-00158 for **conceptual review of a new single family dwelling, with the first floor consisting of 1,580 square feet and the basement consisting of approximately 464 feet.** No structures currently exists on the property. The proposed project will require approximately 550 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 6.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-024, located at **70 West Mountain Drive** in the Montecito area, First Supervisorial District.

Public Comments:

Clair Gottsdanker

MBAR Comments:

1. **This is an exciting project; love the design and appreciate the size.**
2. **The architecture and use of native materials are great.**
3. **It would be nice to document the landscaping theme (i.e. subtropical)**
4. **With its thin and horizontal architecture, the structure fits into the existing bench, and is not fighting the land.**
5. **The MBAR supports the exception for height for the small portion (10%) of the house that exceeds the height limit.**
6. **Need to check with the Montecito Fire Department to see if the glass is ok given the high fire hazard area location.**
7. **Nightlighting should be integrated into the design, and should consist of downlighting.**
8. **The MBAR is interested in seeing the rammed earth samples.**
9. **Story poles are not required.**

Project received conceptual review only. (Zilles absent) No action taken. The project can return for preliminary approval with case planner's approval.

3.	09BAR-00000-00109	Case Study Properties	628 Romero Canyon Road
		(Formerly Hefner Addition and Remodel of Dwelling, Cabana, and New Garage) (Brian Banks, Planner 568-3559)	

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 09BAR-00000-00109 for **preliminary/final approval of a remodel and addition of approximately 2,471 square feet to the existing single family dwelling, a remodel/change of use and addition of approximately 99 square feet to the existing accessory structure, and new detached garage of**

approximately 727 square feet. The following structures currently exist on the parcel: a single family residence of approximately 1,395 square feet (513 square feet to be demolished), an accessory structure of approximately 727 square feet (52 square feet to be demolished) and a garage of approximately 418 square feet (to be demolished). The proposed project will require 978 cut. 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 7/27/09, 9/14/09, 9/28/09)

MBAR Comments:

1. **Good job; very nice.**
2. **MBAR would like to see a material board prior to final approval.**
3. **The uplighting should be 25 watts (preferred) to 35 watts (maximum). This range will complement the branches of the oak tree without adverse effects to neighbors.**
4. **The planner should include as a condition of the LUP the restriction limiting uplighting to 25-35 watts.**

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 6-0 (Zilles absent) to grant preliminary approval of 09BAR-00000-00109. Project may return for final approval.

4. 09BAR-00000-00037	Tolles New Two Story Residence,	602 Parra Grande Lane
	Detached Garage Demo/Remodel	
09LUP-00000-00419	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00037 for a **further conceptual review of a new two story residence of approximately 5,430 total square feet including 3,151 square feet for the first floor and including approximately 2,279 square feet for the second floor, and a detached 3 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a 3 unit residential building of approximately 1,867 square feet, to be demolished, a garage of approximately 970 square feet. The proposed project will require approximately 1100 cubic yards of cut and approximately 1500 cubic yards of fill. The property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 3/23/09)

Public Comments:

Clair Gottsdanker
Dick Nordlund

MBAR Comments:

1. **The issues of parcel validity and accurate property line delineation should be resolved before the project returns to the MBAR. As currently depicted, the tennis court straddles a property line.**
2. **Story poles will be required due to the length of the structure and the height of the ridgeline.**
3. **It would be helpful to get an aerial of the property with the proposed building location delineated.**
4. **Need to see both a grading and drainage plan and a landscaping plan that address the concerns of the neighbors.**
5. **The project (5400 square feet on 1.74 acres) exceeds the recommended FAR.**

Project received conceptual review only. (Zilles absent) No action taken. The project can return for preliminary approval with case planner's approval.

5. 09BAR-00000-00145	Hannaford Single Family Dwelling Demo/Rebuild	970 Lilac Drive
09LUP-00000-00145	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Chris Keller, agent for the owners, Jule & Elizabeth Hannaford, to consider Case No. 09BAR-00000-00145 for **conceptual review of a two story single family dwelling, with the first floor consisting of approximately 2,602 square feet and the second floor consisting of approximately 791 square feet and an attached garage of approximately 233 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,788, (to be demolished) a guesthouse of approximately 398 square feet and a detached garage of approximately 475 square feet. The proposed project will require approximately 25 cubic yards of fill and no cut. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District.

Public Comments:

Jay Winters
Alex Benton
Floyd Bradley

Letters:

Dennis & Carolyn Naiman
Patrick L. McMahan

MBAR Comments:

- 1. This is a magical site, with a fun design.**
- 2. The project is well-integrated into the site.**
- 3. The project is attractive; like the colors and fabric.**
- 4. The second story element raises concerns regarding privacy issues.**
- 5. Story poles are required. The story poles need to tag the second floor line.**
- 6. When the story poles are up, the applicant should work with the neighbor(s) to resolve issues regarding privacy and the window of concern.**
- 7. The landscape plan should utilize indigenous material on the south and west side.**
- 8. The Montecito area calculations should be provided on the drawings.**
- 9. The site plan should depict 25-50 feet into the neighboring properties.**
- 10. The integrity of the freestanding wall needs to be addressed.**
- 11. Need to see a drainage analysis.**

Project received conceptual review only. (Zilles absent) No action taken. The project can return for preliminary approval with case planner's approval. Story poles requested.

6. 09BAR-00000-00148	Turicchi Addition/Garage/Decks	1355 E. Mountain Drive
09LUP-00000-00379	(Errin Briggs, Planner 568-2047)	Ridgeline: N/A

Request of Tom Meaney, architect for the owner, Scott Turicchi, to consider Case No. 09BAR-00000-00148 for **conceptual review of an addition to the first floor of the single family dwelling of approximately 106 square feet, an addition of approximately 300 square feet to the second floor, construction of a new covered terrace of approximately 456 square feet and a new detached garage/study of approximately 800 square feet.** The following structures currently exist on the parcel: a two story single family residence of approximately 4,446 square feet with the first floor consisting of approximately 3,986 square feet and the second floor consisting of 460 square feet, a basement of approximately 560 square feet, a carport of approximately 420 square feet, to be demolished and guesthouse consisting of 665 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 E. Mountain Drive** in the Montecito area, First Supervisorial District.

Public Comment:

Alex Saucedo
Darryl Widman

MBAR Comments:

- 1. The length of the building raises an issue of scale.**
- 2. Privacy issues should be addressed via landscape screening within the site boundary.**
- 3. Applicant should work with the landscaper to ensure that landscape screening is provided in a manner compatible with the oaks.**
- 4. Note 11 on sheet C2 is open-ended and needs to be clarified.**
- 5. Neighbors should contact the planner to address their concerns that go beyond design issues (i.e. drainage; possibility of unengineered fill, etc.)**
- 6. Issues raised today (i.e. privacy, drainage, and health of trees) need to be addressed before the project returns for preliminary approval.**

Project received conceptual review only. (Zilles absent) No action taken. The project can return for preliminary approval with case planner's approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Nulty, and carried by a vote of 6 to 0 (Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 26, 2009 in the Board of Supervisors Hearing Room, Santa Barbara County Administration Building, 4th Floor 105 East Anapamu Street, Santa Barbara, CA 93101

Meeting adjourned at 4:55 P.M.