



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 17, 2006**

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

Marsha Zilles
Michele Michaelson
Raymond Ketzal
Sam Maphis
Peter Edwards
Anthony Spann - **Chair**
Don Nulty - **Vice Chair**
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 3:09 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles
Michele Michaelson
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
David Villalobos - MBAR Secretary
Julie Harris - Planner III

COMMITTEE MEMBERS ABSENT: Ray Ketzal

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 30

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Edwards moved, seconded by Maphis and carried by a vote of 4 to 0 (Nulty, Zilles, Ketzal absent) to adopt the following changes to the agenda:

Item No. 3 – Adelson SFD Addition, Cabana, New Accessory Structure continued to the meeting of October 23, 2006.

III. MONTECITO CONSENT AGENDA:

C-1. 06BAR-00000-00145 Garden Lane Trust Garage Conversion 771 Garden Lane
06LUP-00000-00546 (LSA Associates, 568-2518) Ridgeline: Urban

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00145 for **final approval on consent of a garage conversion of approximately 750 square feet, grading associated with the construction of an 1,800 square foot basement storage area, a 3-car covered carport of approximately 500 square feet, and a landscaped terrace, including site walls, trellis, and outdoor fireplace.** The following structures currently exist on the parcel: cabana of approximately 800 square feet, residence of approximately 9,847 square feet, attached garage of approximately 738 square feet, and

guesthouse of approximately 500 square feet. The proposed project will require approximately 528 cubic yards of cut to be used as fill for the carport, kitchen, and onsite septic leachfield. The property is a 5.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Continued from 7/24/06, 8/21/06, and 10/09/06)

ACTION: Michaelson moved, seconded by Maphis and carried by a vote of 4 to 0 (Nulty, Spann, Ketzal absent) to grant final approval on consent of 06BAR-00000-00145.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Marsha Zilles and Tony Spann attended MPC hearing on Westmont on October 16. Marsha Zilles and Don Nulty will be attending on October 18.

V. STAFF UPDATE: None

STANDARD AGENDA:

FINAL APPROVAL

1. 03BAR-00000-00145 Largura Revised Landscaping Plan 2480 Bella Vista Drive
03LUP-00001-00631 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 03BAR-00000-00145 for **revised final approval of revised landscaping plan**. No structures currently exist on the parcel. The proposed revision would include no additional grading or vegetation removal. The property is an 8.41 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/16/03, 3/22/04, and 5/17/04) (Bob Easton, Laurel Brady appeared)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5 to 0 to 1 (Ketzal absent, Maphis recused) to grant revised final approval of 06BAR-00000-00145.

CONDITIONS:

- **MBAR will accept olive trees and support larger sizes provided there are no more olive trees than the number originally given final approval [not sure of number – applicant states there were 15].**
- **Replace cultivars of native plant species with the local native species; including suggestions noted in October 17, 2006 planner memo to MBAR (e.g. *Arctostaphylos glandulosa*, *Eriogonum fasciculatum*).**
- **Replace the *Baccharis* “twin peaks” with *Baccharis pillularis* or with other native low growing species.**

MBAR COMMENTS:

- **MBAR has no issues with using olive trees here because of history of them being on the site and in the area.**

PUBLIC COMMENT:

- **Diane Morgan (Montecito Association) – Concerned with the scarring from the grading; also concerned that appropriate plantings be used, plants that will prevent any mudslides; and that there are the financial resources available to implement the planting.**

2. **04BAR-00000-00002** **Coral Casino Beach and Cabana Club Revisions** **1281 Channel Drive**
03DVP-00000-00002 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, 1260BB LLC, to consider Case No. 04BAR-00000-00002 for **revised final approval of design changes to the proposed accessible ramp from the existing seawall to Biltmore Beach, to serve members of the Coral Casino, as well as the public, using Biltmore Beach.** The following structures currently existing on the parcel: Coral Casino Beach Club structure of approximately 23,104 square feet (currently under construction). The property is a 3.26 acre parcel zoned CV and shown as Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito Area, First Supervisorial District. (Continued from 1/26/04, 9/13/04, 8/8/05, and 10/10/05) (Steve Welton, David Van Hoy, Harwood White appeared)

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 4 to 0 to 1 (Ketzel and Zilles absent, Nulty abstained) to grant revised final approval of 04BAR-00000-00002.

CONDITION:

- **Remove from plan set all details and references to beach access stairs located west of the ramp; the stairs are not part of this approval.**

MBAR COMMENTS:

- **The revised ramp/wall design looks more like the exiting wall than the previous switchback design.**
- **Prefers the revision also as it keeps the existing rail and terrace at top of seawall in place.**
- **Colors and textures are fine.**
- **One member thought ramp might look better with some kind of rail instead of wall.**

PUBLIC COMMENT:

- **Diane Morgan (Montecito Association) – Thanked applicant for doing the ramp and making it look nice. Regarding the lowest bulb out, is it possible that someone could get caught on beach at high tide and not be able to get around and on to the ramp?**

PRELIMINARY APPROVAL

3. **06BAR-00000-00126** **Adelson Single Family Dwelling Addition, Cabana, and New Accessory Structure** **256 Santa Rosa Lane**
06LUP-00000-00474 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Scott and Lynda Adelson, to consider Case No. 06BAR-00000-00126 for **revised preliminary approval of an addition of approximately 1,569 square feet to an existing 2,660 square-foot residence, 80 square feet to an existing 484 square-foot attached garage, terrace of approximately 360 square feet, balcony of approximately 136 square feet, a cabana and gym of approximately 293 square feet each with a covered bodega of 200 square feet attached to the two structures, an outdoor fireplace, and a terrace/barbeque area of approximately 416 square feet. In addition, the project includes a new pool equipment storage accessory structure of approximately 108 square feet with a covered terrace of approximately 108 square feet and a 400 square-foot deck, a new pool, outdoor shower facility, bocce court, volleyball court, security fencing approximately 5 feet in height, and additional landscaping features, including decorative rock walls approximately 3 feet in height and a reflecting pool.** The following structures currently exist on the parcel: residence of approximately 2,660 square feet with attached garage of approximately 484 square feet. The proposed project will require approximately 100 cubic yards of

grading (50 cubic yards of cut and 50 cubic yards of fill) associated with construction of the cabana and gym. The property is a 1.0 acre parcel zone 1-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 6/19/06, 7/10/06, 8/07/06, and 9/25/06)

ACTION: Edwards moved, seconded by Maphis and carried by a vote of 4 to 0 (Nulty, Zilles, Ketzler absent) to continue 06BAR-00000-00126 to the meeting of October 23, 2006. See Agenda Status Report.

4. **06BAR-00000-00175** Gevirtz Single Family Dwelling, Trellis, and Covered Patio McLean Lane
06LUP-00000-00639 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Marilyn Gevirtz, to consider Case No. 06BAR-00000-00175 for **preliminary/final approval of new residence of approximately 3,694 net square feet with attached 2-car garage of approximately 557 net square feet, trellis of approximately 480 square feet, and covered patio of approximately 300 square feet.** The lot is currently vacant. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.36 net (1.05 gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-008, located at **McLean Lane** in the Montecito area, First Supervisorial District. (Continued from 8/21/06) (Robert Foley, Grant Castleberg appeared)

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 5 to 0 to 1 (Ketzler absent, Nulty recused) to grant preliminary and final approval of 06BAR-00000-00175.

CONCEPTUAL REVIEW

5. **06BAR-00000-00243** Knall Single Family Dwelling Addition and Interior Remodel 820 Oak Grove Drive
06LUP-00000-00899 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Becker Construction, agent for the owners, Dave and Anne Knall, to consider Case No. 06BAR-00000-00243 for **conceptual review of an addition of approximately 557 square feet and interior remodel to existing residence.** The following structures currently exist on the parcel: residence of approximately 1,820 square feet with detached garage/office of approximately 825 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-032, located at **820 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Kelsy Grant appeared)

Project received conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Study another roof form for addition that is more compatible with the existing house.**
- **New windows to match the existing.**

6. **06BAR-00000-00251** Rice Single Family Dwelling 2888 Gibraltar Road
(no planner assigned) Ridgeline: Rural

Request of Karen and John Hartman, agents for the owner, Emmett Rice, to consider Case No. 06BAR-00000-00251 for **conceptual review of a manufactured home of approximately 800 square feet.** The following structure currently exists on the parcel: stone workshop of approximately 600 square feet. The proposed project will not require grading. The property is a

8. 06BAR-00000-00247 Kreiger Carport & Workshop 810 Romero Canyon Road
06LUP-00000-00898 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. David Kreiger, to consider Case No. 06BAR-00000-00247 for **conceptual review of a new workshop of approximately 800 square feet with covered porch, and a carport of approximately 320 square feet.** The following structures currently exist on the parcel: residence of approximately 890 square feet, storage shed of approximately 100 square feet, water tank, and kiln of approximately 30 square feet. The proposed project will not require grading. The property is a 0.8 net (0.9 gross) acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-050-043, located at **810 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Sophie Calvin appeared)

Project received conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Maintain the mature screening on the site.**
- **Incorporate the arborist report on the plans.**

PUBLIC COMMENT:

- **Antony Harbor** – Thinks easement not shown property on site plan. Concerned with screening so that privacy will not be affected.

**9. 05BAR-00000-00325 Horning Single Family Dwelling
Addition, New Cabana and Carports 1361 Danielson Road**
05CDH-00000-00052 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Lloyd Malear, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **further conceptual review of an addition of approximately 776 square feet and remodel of approximately 1,216 square feet to existing residence, new car port of approximately 326 square feet, and new trellis of approximately 365 square feet.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guest house of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 1/23/06 and 2/06/06) (Lloyd Malear appeared)

Project received further conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Likes it, can support is as presented. Keeps with original design of the structures.**
- **Supports the way of its restoration.**
- **Supports the water tower as a third story because it is an existing historic form.**
- **The proposed fenestration is more in keeping with the original tower, which was open, not boarded up as seen today.**

10. 06BAR-00000-00236 Kadri Single Family Dwelling Addition 616 Hot Springs Road
06LUP-00000-00865 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Yvan le Brock, DesignARC, architect for the owner, Tariq Kadri, to consider Case No. 06BAR-00000-00236 for **conceptual review and preliminary approval of an addition of approximately 255 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 3,306 square feet and detached studio of

approximately 530 square feet. The proposed project will not require grading. The property is a 1.35 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-034, located at **616 Hot Springs Road** in the Montecito area, First Supervisorial District. (Mark Kirkhart, Yvan le Brock, Tariq Kadri appeared)

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 5 to 0 (Ketzel and Nulty absent) to grant preliminary approval of 06BAR-00000-00236.

MBAR COMMENTS:

- **Looks great.**
- **Final on consent ok.**

- 11. 05BAR-00000-00276 Coleman Single Family Dwelling Remodel and Addition 1554 Miramar Beach Road
06VAR-00000-00002 (Tina Ryder, Planner 568-2001) Ridgeline: N/A
05CDH-00000-00045**

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **further conceptual review of a complete remodel and an addition of approximately 456 square feet (net) to an existing approximately 1,645 square foot (net) beach cottage/residence. The proposed project will require the granting of a variance of the front yard setback for the existing structure and the addition thereto, as well as a variance for the first and second floors of the existing structure from the easterly side yard setback of four feet and the easterly side yard setback of three feet as shown on the County approved plan.** The third floor addition as revised will not require any variance of the sideyard or rearyard setbacks. The following residential structure currently exists on the parcel: a beach cottage/residence of approximately 1,645 square feet (net). The proposed project will require approximately 80 cubic yards of cut and approximately 80 cubic yards of fill over an estimated land area of 500 square feet. The property is an approximately 6,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-034, located at **1554 Miramar Beach Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/05, 12/05/05, and 9/11/06) (Tom Meaney appeared)

Project received further conceptual review only. No action taken. The following comments were made:

MBAR COMMENTS:

- **Recommend story poles for MPC hearing to be up at least one week prior to hearing.**
- **Recommend MPC visit site and view it not only from beach but from the rest of neighborhood so that they can see it from neighbors' perspective.**
- **Unanimous support for the Variance to the side setbacks and thanks applicant for revising stairway so that it does not encroach into setback.**
- **Unanimous support for the Variance to the front setback but would like concern of HOA addressed regarding overhangs into railroad right-of-way area.**
- **Over four MBAR meetings applicant has made adjustments responding to MBAR, MBAR appreciates.**
- **Maphis – Have asked applicant several times to push down roof and height and now it appears more as attic with dormers. Likes the direction it has come and can support it.**
- **Zilles – Would like applicant to provide for the MPC a more accurate depiction of beachside elevation exhibit (showing the adjacent houses, as provided to MBAR) and have actual heights of the houses indicated. Still opposed to three stories, even if it is 2 ½ stories; prefers to see the third story completely removed. Can understand why the much thinner lots to the east have three story houses as they do not have much land to begin with.**

- **Michaelson** – Lot is wide enough to accommodate a reasonable house so cannot support a third story.
- **Edwards** – Can support three stories. Applicant has followed direction of MBAR and this project is fine now.
- **Spann** – Is particularly interested in MPCs direction on this project before going any further with MBAR review. Viewing the houses from the beach, the stepping of the buildings from two stories on west to three stories on east as a design concept makes sense. A two-story house with attic is still a good direction but does not believe that the design is ok just yet.

PUBLIC COMMENT:

- **Phillip Hogan** – Primary concern is precedent for third story houses along the beach. Currently, they enjoy a view corridor across the top of the beachfront houses. Roof of this house would be higher and they would lose view corridor. Story poles were not up long enough for him to see – up for less than one day and removed before he returned home from work. Likes the design, it is attractive and supports remodels of the homes in the area in general. This will be a new house not a remodel. Requests elimination of the third story/attic. Limit the roofline. Would like to see new story poles, up for at least two day so all have an opportunity to view them.
- **Liz Hogan** – Beautiful, attractive building, fits in with the beach house look. Also concerned with the third story. Can understand how the two three-story houses to the east were permitted because the lots were so small, but this is a wider lot, third story not necessary so concerned it will start a precedent.
- **Greg Huglin (Miramar Beach HOA)** – Still concerned with the overhang within 50 ft. from centerline of railroad tracks. It is not allowed per the CC&Rs and part of an agreement with UPRR. Must still oppose the house on this ground until he is assured that nothing overhangs into this area.
- **Diane Morgan (Montecito Association)** – View, privacy of neighbors. Neighborhood compatibility for size, bulk and scale.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Michaelson, and carried by a vote of 5 to 0 (Ketzler, Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 23, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 4:48 P.M.