

COUNTY OF SANTA BARBARA



**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of OCTOBER 25, 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 Eichleberger	

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
Derrick Eichleberger
Sharon Foster - MBAR Secretary
Alice McCurdy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Sam Maphis
Tony Spann

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Eichelberger and carried by a vote of 5-0 (Maphis & Spann absent) to continue the item to the November 11, 2010 MBAR meeting at the request of the applicant.

10BAR-00000-00148 -Walters Living Trust Fence & Trellis, was continued to the meeting of November 8, 2010, at the request of the applicant.

III. MINUTES: Michaelson moved, seconded by Eichelberger and carried by a vote of 5-0 (Maphis & Spann absent) to approve the minutes, with revisions, of October 11, 2010.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE:

Ms. McCurdy informed the MBAR that on Wednesday October 27th, the Montecito Planning Commission will consider an Ordinance Amendment to allow small wind energy systems in Montecito. Copies of the staff report on the proposed amendment were distributed to the Board.

STANDARD AGENDA:

PRELIMINARY APPROVAL

1. 10BAR-00000-00138 Baltier/Regan Additon 760 Romero Canyon Road
10LUP-00000-00397 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Thomas J. Morrison, agent for the owners, Albert Baltier & Pamela Regan, to consider Case No.10BAR-00000-00138 for **preliminary/final approval 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 a new 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. (Continued from 9/27/10) (Tom Morrison, Albert Baltier, and Pamela Regan, appearing)

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 5-0 (Maphis & Spann absent) to grant preliminary/final approval of 10BAR-00000-00138.

2. 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 **further conceptual review of a new two story single family residence with the first floor being approximately 2,972 square feet, the second floor being approximately 588 square feet and an attached garage of approximately 625 square feet. The project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new five-foot tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall with 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 2/16/10 6/21/10, 10/11/10) (Kyle and Kim Carter, appearing)

Public Comments:

J'amy Brown
Julianne Hybert
Carol Lingham
Paul Lucey
Susan Keller
Eric Lassen

MBAR Comments:

1. **Since the house sits on the highest part of the property, and is proposed as two story, it would have an imposing presence in the neighborhood.**

2. A majority of board members believes that a single story home would be more appropriate for the site, and would not support the project in this form. The owner should seriously consider eliminating the second story.
3. A good option would be to create a U-shaped, single story house.
4. The house does not feel as though it settles into the neighborhood. If built as proposed, it would have a lot of exposure for a long time.
5. A majority of the board believes that the project would benefit from input from someone who has mastery over architecture. It is suggested that the owner at least consult with a local architect to deal more effectively with the site's context.
6. One board member feels that the house is not sited in the proper location. Siting the home further down the slope would create a beautiful space behind the house with mountain views.
7. One board member does not feel that the house is too large for the neighborhood, although it does push the envelope.
8. The board members expressed different thoughts about the relationship between the proposed home and the historic elements onsite and nearby. One board member believes that this project should not be allowed to impair the integrity of the adjacent historic resources. Another board member feels that it does make sense to preserve the character of the historic driveway, which appears to have been a primary consideration in the proposed layout. A third board member felt that by trying to protect views of the water tower, the project had been pushed too far toward the eastern neighbors.
9. The proposed house does not have an architectural character. The detailing is not even close.
10. The proximity of the structure to the eastern property line and the eastern neighbor is a concern. The landscaping plan will need to include some understory plantings in the northeastern corner of the site to provide screening under the oaks.
11. Screening from across the street will also be important. The issue of the trees existing within the road right of way will need to be addressed. The proposed hedge material is too small.
12. The proposed 11' plate height is too high. The first story should be below the hedges.
13. The mixed approach taken with the structure does not work. There is too much glass. The structure does not read as a form on its own.
14. This is a unique property, and the proposed design is still a work in progress.
15. The board expressed a willingness to work with the owner on style, but strongly suggests working with an expert to get a great design.
16. Reducing the roof pitch from 5/12 might help. Real double barrel tiles would be better than the proposed "S" tiles.

Project received comments only. No action taken. (Maphis & Spann absent) The project may return for preliminary approval with the consent of the planner.

CONCEPTUAL REVIEW

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| 3. | 10BAR-00000-00150 | Browne Demo and New Single Family Dwelling | 1180 Fife Lane |
| | 10LUP-00000-00150 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Harrison Design Assoc., architect for the owners, Anthony & Gay Browne, to consider Case No. 10BAR-00000-00150 for **conceptual review of a new single family dwelling of approximately 4,900 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,168 square feet (to be demolished) an attached garage and basement to remain. The

proposed project will require approximately 225 cubic yards of cut and approximately 185 cubic yards of fill. The property is a 1.63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-043, located at **1180 Fife Lane** in the Montecito area, First Supervisorial District. (Adele Goggia, appearing)

MBAR Comments:

1. Likes the house and the orientation.
2. The windows, use of stone, and sloping roof are charming.
3. Some of the elements, for example the round window, seem a bit superfluous.
4. A replacement tree should be provided for the ginkgo proposed to be removed. Replacing the tree with two smaller trees would be an option.
5. The exterior lights should have milky glass, not clear.

Project received comments only. No action taken. (Maphis & Spann absent) The project may return for preliminary with the consent of the planner.

4. 10BAR-00000-00148 Walters Living Trust Fence & Trellis 365 Hot Springs Road
10LUP-00000-00393 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Christy Kolva, to consider Case No. 10BAR-00000-00148 for **conceptual review of an unpermitted fence with a garden accessory trellis of approximately 145 square feet**. The following structures currently exist on the parcel: a single family dwelling, an attached garage and a accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Eichelberger and carried by a vote of 5-0 (Maphis & Spann absent) to continue the item to the November 11, 2010 MBAR meeting at the request of the applicant. See agenda status report.

5. 10BAR-00000-00155 Gates Addition and Remodel 366 Woodley Drive
10LUP-00000-00409 (No planner assigned) Ridgeline: N/A

Request of Peter Kavoian, architect for the owners, Bob & Mary Gates, to consider Case No. 10BAR-00000-00155 for **conceptual review of an addition to an existing two story single family dwelling of approximately 450 square feet to the first floor and 30 square feet to the second floor, and a conversion of approximately 1,230 square feet of an existing storage area to a garage**. The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 4,713 square feet and the second floor being approximately 2,598 square feet with a lower level storage area of approximately 2,136 square feet. The proposed project will require approximately 44.4 cubic yards of cut and approximately 44.4 cubic yards of fill. The property is a 1.45 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-021-049, located at **366 Woodley Drive** in the Montecito area, First Supervisorial District. (Peter Kavoian, Mark Mansfield, and Bob Gates, appearing)

MBAR Comments:

1. This is a good project which will improve the site.

Project received comments only. No action taken. (Maphis & Spann absent) The project may return for preliminary approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Palladini, and carried by a vote of 5 to 0 (Maphis & Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, November 8, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:12 P.M.