



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES

BOARD OF SUPERVISORS HEARING ROOM
SANTA BARBARA COUNTY
ADMINISTRATION BUILDING, 4th FLOOR
105 EAST ANAPAMU STREET,
SANTA BARBARA, CA 93101

Meeting Date: October 26, 2009

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzel	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 Board of Supervisors Hearing Room, County Administration Building, 4th Floor, 105 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Michele Michaelson
Raymond Ketzel
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 10

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 (Maphis & Zilles absent) to adopt the following change to the agenda:

09BAR-00000-00109 Case Study Properties was continued to the MBAR meeting of November 9, 2009 at the request of the applicant.

III. MINUTES: Ketzel moved, seconded by Michaelson and carried by a vote of 5 to 0 (Maphis & Zilles absent) to approve the Minutes of October 12th, 2009.

C-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 **final approval on consent 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, 10/12/09)

ACTION: Edwards moved, seconded by Nulty and carried by a vote of 6-0 (Zilles absent) to continue 09BAR-00000-00111 to the November 9, 2009 MBAR meeting. Applicant did not appear at the meeting.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Tony Spann stated that he would be absent for the November 9th MBAR meeting.

VI. STAFF UPDATE:

The County has received several inquires regarding the Miramar cottages available for restoration. Errin Briggs, the case planner indicated that there are people actively working with Caruso Affiliated making arrangements for acquiring cottages. To date, no one has physically taken a cottage yet.

The Decker appeal will be heard by the Montecito Planning Commission on Wednesday of this week. The staff recommendation is for denial based on the inability to make the required findings. Staff will let the Montecito chair and Commissioner Eidelman know that no BAR member is available to attend the Montecito Planning Commission hearing for this item.

STANDARD AGENDA:

1. 09BAR-00000-00109	Case Study Properties	628 Romero Canyon Road
09LUP-00000-00306	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 09BAR-00000-00109 for **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 .97acre 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, 10/12/09)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5-0 (Maphis & Zilles absent) to continue 09BAR- 00000-00109 to the November 9, 2009 MBAR meeting. See Agenda Status Report.

**Mountain Garden, LLC
 Single Family Addition, Guest House,**

2. **09BAR-00000-00163** **Garage Conversion, Pool Terrace and Patios** **1340 East Mountain Drive**
 09LUP-00000-00423 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Alicia Harrison, agent for the owners, Mountain Garden, LLC, to consider Case No. 09BAR-00000-00163 for **conceptual review of an addition of approximately 1,825 square feet to the existing single family dwelling, a new cabana of approximately 700 square feet, a new guest house of approximately 789 square feet, a new bedroom and bath of approximately 250 square feet converted from the existing attached garage (currently 770 square feet), a new pool/spa of approximately 837 square feet, pool terrace of approximately 955 and covered patios of approximately 704 square feet.** The following structures currently exist on the parcel: a single family dwelling approximately 4,725 square feet with attached garage of approximately 770 square feet, a pool, storage shed. The proposed project will require approximately 457 cubic yards of cut and approximately 532 cubic yards of fill or will not require grading. The property is a 2.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-026, located at **1340 East Mountain Drive** in the Montecito area, First Supervisorial District.

Project received comments only. No action taken (Zilles absent). Project may return for preliminary/final approval with the approval of the planner.

MBAR Comments:

1. The project is nicely done; very well integrated into the site.
2. The design provides a graceful and welcoming approach to the house.
3. Using varied plant material (sun versus shade; height etc.) and a looser quality (as opposed to a formal hedge) amongst the oaks would complement the natural setting.
4. The pool decking material should integrate with the natural quality of the site.
5. The project can come back for preliminary approval once the planner indicates it is ready.
6. At the next meeting, the MBAR would like to see colors, materials, and a lighting plan.
7. Outdoor lighting should be minimal.
8. Planner to check square footage and building heights.
9. No story poles or site visit required.

3. **09RVP-00000-00059** **1147 Road LLC, New Single Family Dwelling** **1147 Hill Road**
09RVP-00000-00092 **Garage and Cabana** (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Patsy Stadelman, agent for the owner, 1147 Hill Road LLC, to consider Case No. 09RVP-00000-00092, 09RVP-00000-00059 for **revised final approval of a new residence of approximately 2,591 square feet, a garage of approximately 693 square feet and a cabana of approximately 351 square feet to extend the second-story deck on the south facade approximately 5 feet .** The following structures currently exist on the parcel: residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 425 cubic yards of cut and approximately 23 cubic yards of fill. The property is a 12,228 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at **1147 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/02/08 and 6/30/08, 8/25/08, 1/26/09, 7/27/09)

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards 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, November 9, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.

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