

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE APPROVED MINUTES Meeting of November 21, 2005

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| Marsha Zilles | | Santa Barbara County |
| Michele Michaelson | | Montecito Community Hall & Library |
| Raymond Ketzel | | 1469 East Valley Road |
| Donald Nulty | Vice Chair | Santa Barbara, California 93108 |
| Anthony Spann | - Chair | (805) 568-2000 |
| Sam Maphis | | |
| Peter Edwards | | |
| 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 Vice Chair, Donald Nulty, at 3:06 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Sam Maphis

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: ± 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 4 to 0 (Maphis, Spann, and Zilles absent) to adopt the Agenda Status Report.

Item No. 4 – Lawarre Residence Addition/Remodel – Dropped per agent

III. MINUTES: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Spann, Zilles absent) to approve the Minutes of November 7, 2005.

IV. MONTECITO CONSENT AGENDA:

| | | |
|---|---|-----------------------|
| C-1. 04BAR-00000-00268 | Carlos Second Story Addition and New Detached Garage | 1050 Golf Road |
| 05LUP-00000-00202 (Amy Trester, Planner 568-3116) | | Ridgeline: N/A |

Request of Tony Xiques, agent for the owner, Maria Carlos, to consider Case No. 04BAR-00000-00268 for **final on consent of a first and second story residential addition of**

approximately 2,966 square feet, conversion of a 460 square foot garage to habitable space, a second floor deck of approximately 367 square feet, a new attached garage of approximately 480 square feet and a new detached garage/workshop of approximately 740 square feet. The following structure currently exists on the parcel: single story residence of approximately 1,656 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-013, located at **1050 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 11/8/04, 4/11/05, 7/25/05, 8/8/05, 9/12/05, and 10/24/05)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 4 to 0 (Maphis, Spann, and Zilles absent) to grant final approval on consent of 05BAR-00000-00278 with the following condition:

CONDITION:

- **Pre-cast concrete shall match Santa Barbara sandstone color.**

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Briefed members unable to attend MPC/MBAR concept review of Villa Te on November 16, 2005.

VI. STAFF UPDATE:

- Sperling Fence (10 ft. high) was denied.
- Klink single family dwelling addition and new single family dwelling were approved with conditions on design for Montecito BAR to include in preliminary/final review.
- Entezari entry gates and walls were approved.
- Van Sicklen addition and condo conversion was approved.

STANDARD AGENDA:

FINAL APPROVAL

- | | | | |
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| 1. | 05BAR-00000-00145 | Clark Addition and Remodel | 1574 Green Lane |
| | <hr/> | | Ridgeline: N/A |
| | 05CDP-00000-00045 (Amy Trester, Planner 568-3116) | | |

Request of Peter Becker, architect for the owners, Randy and Amy Clark, to consider Case No. 05BAR-00000-00145 for **final approval of an addition of approximately 1,008 square feet consisting of new family room, laundry room, half bath and remodel of existing kitchen and portions of interior.** The following structures currently exist on the parcel: residence of approximately 3,286 square feet, guesthouse of approximately 634 square feet and garage of approximately 677 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-290-016, located at **1574 Green Lane** in the Montecito area, First Supervisorial District. (Continued from 6/20/05 and 9/12/05) (Peter Becker appeared)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 6 to 0 (Maphis absent) to grant final approval of 05BAR-00000-00145 with the following condition:

CONDITION:

- **Mitigation measures per the Phase I/II Historic Report to be followed.**

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| 2. | 05BAR-00000-00099 | Marsted & Bermant Single Family Dwelling | 660 Orchard Avenue |
| | <hr/> | | Ridgeline: N/A |
| | 05LUP-00000-00455 (Errin Briggs, Planner 568-2002) | | |

Request of Harrison Design Associates, architect for the owners, Melissa Marsted and Andrew Bermant to consider Case No. 05BAR-00000-00099 for **final approval of a new residence of**

approximately 2,014 square feet and garage of approximately 420 square feet. The property is currently vacant. The proposed project will require approximately 40 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.17 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-013, located at **660 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 4/25/05 and 5/9/05) (Adele Goggia & Chris Cullen appeared)

ACTION: Ketznel moved, seconded by Edwards and carried by a vote of 4 to 1 (Michaelson no, Maphis and Spann absent) to grant final approval of 05BAR-00000-00099.

3. 04BAR-00000-00187 Shuman New Garage and Accessory Structure 990 Hot Springs Lane
04LUP-00000-00745 (Mark Walter, Planner; 568-2852) Ridgeline: N/A

Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Shuman, to consider Case No. 04BAR-00000-00187 for **revised final approval of a new two-story accessory structure (artist studio) of approximately 511 square feet.** The revised structure would have an average height of 15 feet 5 inches. Development previously approved consists of a loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second floor balcony/terrace of approximately 72 square feet, pergola/trellis of approximately 282 square feet and extension of the existing terrace. The following structures currently exist on the parcel: residence of approximately 4,323 square feet and garage. The proposed project will require approximately 167 cubic yards of cut and approximately 278 cubic yards of fill. The property is a 1.29 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-013, located at **990 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 8/9/04, 1/24/05, 2/7/05, and 2/28/05) (Elizabeth Sorgman appeared)

ACTION: Edwards moved, seconded by Ketznel and carried by a vote of 5 to 0 (Maphis and Spann absent) to grant revised preliminary approval of 05BAR-00000-00187.

PRELIMINARY APPROVAL

4. 05BAR-00000-00237 Lawarre Residence Addition/Remodel 733 San Ysidro Lane
05LUP-00000-01091 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owner, Mr. and Mrs. Lawarre, to consider Case No. 05BAR-00000-00237 for **preliminary/final review of an addition of approximately 184 square feet, interior remodel of approximately 3,178 square feet, and conversion of approximately 409 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 3,960 square feet, storage of approximately 409 square feet, an attached garage of approximately 432 square feet, and a green house. The proposed project will not require grading. The property is a 1.15 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-110-035 located, at **733 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 10/10/05, 11/07/05)

Michaelson moved, seconded by Edwards and carried by a vote of 4 to 0 (Maphis, Spann, and Zilles absent) to drop item 05BAR-00000-00237 from the standard agenda. See Agenda Status Report.

CONCEPTUAL REVIEW

5. 05BAR-00000-00266 Soloman Single Family Dwelling & Pool 1782 Jelinda Drive
05CDP-00000-00124 (no planner assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Lawrence Soloman, to consider Case No. 05BAR-00000-00266 for **conceptual review of a new residence/cabana/guest house of approximately 4,000 square feet**. The property is currently vacant. The proposed project will require approximately 1,250 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Robert Foley, Grant Castleberg appeared)

Project received conceptual review only. No action taken. Nulty abstained from participating on this item. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Cannot do further review until Ennisbrook Home Owners Association provides its written letter.**
- **Architecture and landscape are fine.**
- **Appreciate that house size has been limited to 4,000 sq. ft. when guidelines would allow more given the size of the lot.**
- **Drainage will need to be addressed.**
- **Would like to view story poles.**

NEIGHBOR COMMENTS:

- John Light – Natural drainage channel on his property; this project would drain into it and concerned that project will increase drainage such that flooding could occur on his property. Project has a huge building pad, believes that increased drainage will end up negatively affecting the oaks on his property that are downstream of the project. Believes that property's terrain is not in such a state as to allow Ennisbrook's exceptions to two story houses. Driveway down the slope will point headlights directly into bedrooms in his house; does not accept applicant's statement that to drive around to access site solely from the one-way road is any issue.

(Montecito BAR responded that they don't believe the headlights will be an issue given a four-foot wall adjacent to driveway and that headlights will be pointing downward into property.)

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| | Lufkin Single Family | |
| 6. | 05BAR-00000-00258 Dwelling Addition and Remodel | 135 Pomar Lane |
| | 05CDH-00000-00038 (Peter Lawson, Planner 568-2021) | Ridgeline: N/A |

Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for **conceptual review of an addition to an existing residence, consisting of a first floor addition of approximately 346 square feet, a second floor addition of approximately 603 square feet, and a remodel of approximately 448 square feet. Also, a five foot wide and twenty-eight foot long bridge will be included as part of the project**. The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **007-322-002**, located at **135 Pomar Lane** in the Montecito area, First Supervisorial District. (Jim Zimmerman appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Overall house addition looks good.**
- **Restudy portion of second story over stairway that appears more like a tower – appears too tall. A hipped roof may look better than a gable, window on east elevation could be smaller.**
- **Regarding footbridge, have not seen a design so cannot comment. Work out issues with County Flood Control before bringing it back.**

NEIGHBOR COMMENTS:

- Nancy Cook – lives across Hixon Road. No concerns with the house addition but is concerned that the footbridge could lead to flooding.
- Bridgette Kahn – (letter) concerned with potential to increase flooding.

7. 05BAR-00000-00272 O'Donnell Accessory Structures 735 Picacho Lane
05LUP-00000-01185(Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Pierce and Dawn O'Donnell, to consider Case No. 05BAR-00000-00272 for **conceptual review of pool house of approximately 927 square feet and accessory building of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 6,937 square feet. The proposed project will require approximately 312 cubic yards of cut and approximately 155 cubic yards of fill. The property is a 1.19 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-030, located at **735 Picacho Lane** in the Montecito area, First Supervisorial District. (Peter Becker appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Looks fine.**
- **Preliminary/Final on consent ok.**

8. 05BAR-00000-00274 Holroyd Single Family Dwelling 865 Buena Vista Avenue
Demolition/Rebuild
(no planner assigned) Ridgeline: N/A

Request of Nils Holroyd, to consider Case No. 05BAR-00000-00274 for **conceptual review of demolition of existing residence and rebuild of new residence of approximately 4,500 square feet with attached garage of 340 square feet, detached garage of approximately 320 square feet, detached workshop of approximately 800 square feet, and pool.** The following structures currently exist on the parcel: residence of approximately 1,800 square feet and studio of approximately 700 square feet. The proposed project will require not require grading. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-007, located at **865 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Nils Holroyd appeared)

Project received conceptual review only. No action taken. Nulty abstained from participating on this item. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Provide site sections through house and adjacent houses both above and below.**
- **Like the architecture and courtyard but is troubled that the house fights the contours of the lot rather than working with them.**

- **Troubled with how much of the house and second story is planned right on the side yard setbacks.**
- **Might need to reduce some second story area.**
- **Finds the square footage acceptable for the lot size.**

NEIGHBOR COMMENTS:

- Mary Morouse – (also letter) adjacent down slope. House is too close to hers (under construction) and is at a higher elevation so would look down. She worked with neighbors so that none objected to her new house. View corridor that applicant mentions is there because she just cleared eucalyptus, which will be replaced with redwoods and other trees at end of construction. Proposed house would be shoehorned into narrowest part of lot which will greatly impact her family’s privacy.
- Mr. & Mrs. Glazer – adjacent up slope. It is a tight lot and new house would block the only view corridor they have from the bedroom. Prefers trees be kept to block views of motor court.
- Dana Timmer – current owner of the property. Lot been in his family since 1957 and views have changed over time given different issues (trees cut & re-grown, fires, etc.). No limits on the lot as to where one can build but footprint of existing house is inside front-setback so new house can’t go there. Morouse’s new house is very large and over the recommended FARs. Privacy issues can be addressed by vegetation.
- Birdie Smielke – Where is everyone going to park during construction?
- Mary Ann Sprague – (letter) Concerned size is excessive for the lot.

**9. 05BAR-00000-00276 Coleman Single Family Dwelling Remodel and Addition 1554 Miramar Beach Road
05CDH-00000-00045 (no planner assigned) Ridgeline: N/A**

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **conceptual review of a complete remodel and an addition of approximately 445 square feet to an existing residence.** The following structure currently exists on the parcel: residence of approximately 2,040 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 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. (Tom Meaney appeared)

Project received conceptual review only. No action taken. The following comments were made by the Montecito Board of Architectural Review:

COMMENTS:

- **Four members against adding the proposed third story, two are still thinking about it. Third story looks massive on this lot. Property is wide enough that a third story not needed to provide adequate living area.**
- **Already on beach and have the views, third story only serves to block the more limited views of neighbors behind.**
- **Erect story poles; bring in photos of them from neighbors’ properties.**
- **Restudy the roof to see if it can be minimized.**

NEIGHBOR COMMENTS:

- Phillip Hogan – (just north) Much of neighborhood in disrepair and approves of renovations and remodels. But concerned this proposal will block what ocean view he enjoys – already has lost some of it due to project going up just west of this one. Only three three-story houses on Miramar Beach, all nearby. Also concerned roof may be reflective if roofed in a metal material.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzal moved, seconded by Edwards, and carried by a vote of 6 to 0 (Maphis absent) that the meeting was adjourned until 3:00 P.M. on Monday, December 5, 2005 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 7:25 P.M.

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