



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of December 6, 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	- Deputy Director, Development Review South
Derrick Eichelberger		

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:

Marsha Zilles
Michele Michaelson
Bill Palladini
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Derrick Eichelberger
Sharon Foster - MBAR Secretary
Alice McCurdy - Deputy Director, Development Review South

COMMITTEE MEMBERS ABSENT: None

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS: PUBLIC COMMENT:** J' Amy Brown, new commissioner to the Historic Landmarks Advisory Committee, addressed the MBAR.
- II. AGENDA STATUS REPORT:** No changes were made to the agenda.
- III. MINUTES:** Palladini moved, seconded by Michaelson and carried by a vote of 5-0-1 (Eichelberger absent, Nulty abstained) to approve the minutes, with revisions, of November 22, 2010.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- V. STAFF UPDATE:** Ms. McCurdy informed the board that she has accepted a new position with P&D. She will continue working with the MBAR through the end of the year, and expects to have a replacement on board by 2011.

VI. MONTECITO CONSENT AGENDA

	Wolf Demo	
C-1. 10BAR-00000-00107	New SFD /Garage /ARSU	337 Hot Springs Road
10LUP-00000-00310	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **final approval on consent of a new two story dwelling with the first floor consisting of approximately 2,937 square feet, the second floor consisting of approximately 1,447 square feet, basement of 1,880 square feet, an attached garage of 253 square feet, two attached garages of 515 square feet each, two detached garages of 675 square feet, and a detached garden storage structure of 274 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet and attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/10, 9/13/10, 9/27/10, 11/22/10)

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 5-0-1 (Eichelberger absent, Nulty abstained) to grant final approval on consent of 10BAR-00000-00107 with the condition:

That a final planting plan for the east bank be submitted to the case planner. This final plan shall specify sizes, number, and location of plantings.

STANDARD AGENDA:

1. 10BAR-00000-00134	Hot Springs LLC Addition	281 Hot Springs Road
10LUP-00000-00430	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Don Nulty architect for the owners, Hot Springs, LLC, to consider Case No. 10BAR-00000-00134 for **final approval of a new two story garage/recreation room with the first floor being a 3 car garage of approximately 800 square feet and the second floor being the recreation room consisting of approximately 560 square feet. Also proposed is a single story addition to the dwelling of 630 square feet and a new driveway to serve adjacent property.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,886 square feet, a cabana/garage of approximately 1,286 square feet (approximately 486 square feet to be demolished) and a accessory structure of approximately 800 square feet (to be demolished). The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 9/13/10, 11/22/10) (Robert Foley and Bill Brunsky, appearing)

Public Comments:
David Grokenberger

MBAR Comment:

1. Concerned regarding the entrance; no information regarding landscaping is specified.

ACTION: Maphis moved, seconded by Palladini and carried by a vote of 6-0-1 (Nulty abstained) to continue the project for further review. The project may return for final approval on consent with the condition that when the project returns:

The Landscape design of the entrance, including species, sizes, and locations, to be reviewed, including for consistency with fire standards.

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| 2. | 10BAR-00000-00176 | Askari Revised Final | 1084 Golf Road |
| | 10RVP-00000-00103 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Braden Sterling, architect for the owner, Tannaz Askari, to consider Case No. 10BAR-00000-00176 for **Revised Final Approval of a garage remodel including demolition of approximately 300 square feet of the existing garage and construction of an attached covered trellis of approximately 350 square feet, and landscape/hardscape changes.** The following structures currently exist on the parcel: Dwelling of 7, 349 square feet, garage of 1,093 square feet, garage of 249 square feet, cabana of 648 square feet, and guesthouse of 800 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Braden Sterling, appearing)

MBAR Comment:

1. Looks fine.

ACTION: Eichelberger moved, seconded by Nulty and carried by a vote of 6-0-1 (Maphis abstained) to grant revised final approval of 10BAR-00000-00176.

CONCEPTUAL REVIEW

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| 3. | 10BAR-00000-00143 | Booth New
Single Family Dwelling & Garage | 1795 Fernald Point Lane |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Neumann Mendro Andrulaitis, architect for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **further conceptual review of a new two story single family dwelling with the first floor being approximately 1,820 square feet and the second floor being approximately 857 square feet and a detached garage of approximately 483 square feet. The house has been moved back towards the north by 7 square feet and the height of the perimeter wall was reduced to 6 feet.** No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a .27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 10/8/10) (Andy Neumann, Jennifer Foster, and Mary Andrulaitis, appearing)

Public Comments:

John Klink
Patricia Klink

MBAR Comments:

1. The two story section will have too great an impact on the property to the west. A majority of the board feels that the second story element should either be eliminated or be located farther back from the beach.
2. These are tight narrow lots, and beyond impacting views, the second story element impacts light and air.
3. The parapet walls are too tall and create a problem.
4. It was shocking at the site visit to see how much of a conflict the project would create.

5. **Support some sort of a compromise.**
6. **The property should be looked at as its own entity, and the architecture should not emulate the house to the east. Don't like the architecture.**
7. **The project would create a real problem affecting the western neighbor.**
8. **The Klink's second room back on the eastern side should retain an ocean view. The next room back does have a nice mountain view, so protecting an ocean view for this room is less vital.**
9. **Consider taking the project to the Montecito Planning Commission for concept review.**
10. **Consider making the proposed flat roof a green roof.**
11. **Story poles are needed.**
12. **The building's mass and bulk reads too severe due to its architectural style.**
13. **Some styles are harsh in this cramped environment; a softer style could work better on this tight lot.**
14. **Landscaping should be provided on the western side, and could be part of the solution to soften the project.**

The project received comments only. The project may return to MBAR for further conceptual review after it is heard by the Montecito Planning Commission, after it applies for a Land Use Permit and a planner is assigned. Story poles were requested. (Eichelberger abstained from the discussion)

4. **10BAR-00000-00038 Mahmoud-Fuladi Two Story SFD Demo Rebuild 445 Nicholas Lane**
10LUP-00000-00458 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Barbara Ricketts architect for the owners, Nissrin Mahmoud & Bob Fuladi, to consider Case No. 10BAR-00000-00038 for a **further conceptual review of new two story single family dwelling with the first floor being approximately 1,771 square feet, the second floor being approximately 1,664 square feet and an attached garage of approximately 690 square feet.** The following existing structures will be demolished: a single family dwelling of approximately 1,850 square feet with an attached garage of approximately 756 square feet and an accessory structure of approximately 118 square feet. The proposed project will require approximately 1,040 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-003, located at **445 Nicholas Lane** in the Montecito area, First Supervisorial District. (Continued from 3/22/10) (Jennifer Foster, Barbara Ricketts, Nissrin Mahmoud, Chris Roberts, and Mike Gerenser, appearing)

MBAR Comments:

1. **It was very helpful to see the site. Like the house; the area in the back with the eucalyptus is nice and should be preserved.**
2. **The project does a nice job of capturing views and screening the garage doors.**
3. **Like the way the project follows the layout of the lot, rather than all being pushed up front.**
4. **Appreciate the architecture. Pushing the house back has created more movement.**
5. **The board appreciates the fact that the applicant and architect have listened and taken its direction.**

The project received comments only. The project can return for preliminary/final approval with the consent from the planner.

5. 10BAR-00000-00174	Von Summer/Moller Trust SFD Addition and Pool Cabana	280 Las Entradas
10CDP-00000-00093	(Nicole Lieu, Planner 884-8068)	Ridgeline: N/A

Request of Jennifer Foster, agent/architect for the owners, Betsy Von Summer & John Moller, to consider Case No. 10BAR-00000-00174 for **conceptual review of an addition to the existing single family dwelling of approximately 1,185 square feet, conversion of an existing garage to storage area of approximately 579 square feet and exercise room of approximately 503 square feet, new 3-car garage of approximately 824 square feet, addition of approximately 512 square feet to existing covered loggia and walkway areas, and an addition of a cabana of approximately 769 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 6,221 feet with covered terraces, decks and walkways of approximately 1,280 total square feet, two detached garages of approximately 519 and 512 square feet total and a guesthouse of approximately 439 square feet with covered terraces of approximately 238 square feet and upper level uncovered decks of approximately 73 square feet. The proposed project will require approximately 220 cubic yards of cut and approximately 290 cubic yards of fill or will not require grading. The property is a 3.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-025, located at **280 Las Entradas** in the Montecito area, First Supervisorial District.(Jennifer Foster, David Lane, Robert Pester, Sydney Baumgartner, and Scott Menzel, appearing)

MBAR Comments:

- 1. The architecture is very nice.**
- 2. MBAR would like to see a complete FAR study. Need a map depicting the houses in the FAR study. The study should also include any other parcels this size.**
- 3. Consider keeping the formality to the house itself and not march landscape items (such as trees) up the driveway in a formal pattern; landscaping along driveway should be planted in a more natural pattern.**
- 4. Given the proposed overage of the FAR, story poles and a site visit will be required. The area proposed to be changed in the RMM should be story poled for the site visit.**
- 5. The MBAR would like to see the minutes from the Ennisbrook meeting.**
- 6. Option B (with the arched window on the master bedroom) is preferred.**

The project received comments only. The project can return for preliminary approval with the consent of the planner. A site visit and story poles were requested.

6. 10BAR-00000-00177	Osti Cabana	275 Bonnie Lane
	(No Planner Assigned)	Ridgeline: N/A

Request of Keith Rivera, agent/architect for the owners, Darren & Jodi Osti, to consider Case No. 10BAR-00000-00177 for **conceptual review of a new cabana of approximately 800 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,827 square feet and a detached garage of approximately 483 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 95 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-0140, located at **275 Bonnie Lane** in the Montecito area, First Supervisorial District.(Keith Rivera and Darren Osti, appearing)

MBAR Comments:

- 1. Looks great.**
- 2. Recommend considering solar panels for water heating. The screening would allow it without a visual impact.**

The project received comments only. The project can return for preliminary/final approval after the Land Use Permit is received and a planner is assigned.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Zilles, and carried by a vote of 6 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, December 20, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:45 P.M.