



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE UNAPPROVED MINUTES Meeting of December 19, 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 Chair, Anthony Spann, at 3:15 P.M., in the Montecito Community Hall & Library 1469 East Valley Road, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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: Approximately 10

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS:

II. MINUTES: Michaelson moved, seconded by Nulty and carried by a vote of 5 to 0 (Maphis, Edwards absent) to approve the MBAR Minutes of December 5, 2005.

Ketzel moved, seconded by Michaelson and carried by a vote of 3 to 0 to 2 (Maphis and Edwards absent, Nulty and Zilles abstained) to approve the MBAR/HLAC Joint Meeting Minutes of October 10, 2005.

III. MONTECITO CONSENT AGENDA:

C-1. 05BAR-00000-00263 Thomas Addition 655 Romero Canyon Road
05LUP-00000-01182 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owners, David Thomas, to consider Case No. 05BAR-00000-00263 for **preliminary and final approval on consent of an addition of approximately 570 square feet, a 36 square foot covered entry, a 112 square foot covered porch, conversion of a 350 square foot portion of the existing garage to habitable space,**

and a 300 square foot garage addition. The following structures currently exist on the parcel: residence of approximately 1,426 square feet with an attached garage of approximately 513 square feet. The proposed project will not require grading. The property is a 0.20 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-005, located at **655 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 11/07/05 and 12/05/05)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 5 to 0 (Maphis, Edwards absent) to grant preliminary and final approval on consent of 05BAR-00000-00263.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Ray Ketzal provided a briefing on the Planning Commission/Montecito Planning Commission workshop on sustainable development held on December 15, 2005; good workshop.

VI. STAFF UPDATE:

- Distributed Article IV amendment to revise the height calculation methodology. Adopted by Board of Supervisors on November 22, 2005 and takes effect on January 1, 2006. Projects that receive preliminary BAR approval prior to January 1, 2006 may move forward with old method. Training will be provided. Article II amendment (Coastal Zone) will not take effect until the Coastal Commission certifies the changes.
- Status of changes on appeals and noticing processes: only Article III changes have been adopted by the Board of Supervisors (on October 18, 2006). Montecito Planning Commission will be reviewing proposed changes on December 21, 2005 in order to make recommendations.

STANDARD AGENDA:

FINAL APPROVAL

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| 1. | 04BAR-00000-00187 | Shuman Accessory Structures and Addition | 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, 2/28/05, and 11/21/05)

ACTION: Ketzal moved, seconded by Michaelson and carried by a vote of 5 to 0 (Maphis, Edwards absent) to continue item 04BAR-00000-00187 to a future date.

PRELIMINARY APPROVAL

2. **05BAR-00000-00242** **Hughes Single Family Dwelling** **773 Park Lane**
Addition/Cabana
05LUP-00000-01106 (Amy Trester, Planner 568-3116) **Ridgeline: N/A**

Request of Bernard Austin, agent for the owner, David Huges, to consider Case No. 05BAR-00000-00242 for **preliminary/final approval of a new addition of approximately 930 square feet and a new cabana of approximately 767 square feet.** The following structures currently exist on the parcel: residence of approximately 3,676 square feet. The proposed project will require approximately 44 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-019, located at **773 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 10/24/05) (Bernard Austin appeared)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 4 to 0 to 1 (Maphis and Edwards absent, Spann abstained) to grant preliminary and final approval of 05BAR-00000-00242.

3. **05BAR-00000-00179** **Thomas Addition** **260 Dawlish Place**
05LUP-00000-00805 (Amy Trester, Planner 568-3116) **Ridgeline: N/A**

Request of Tai Yeh, architect for the owners, Michael and Kim Thomas, to consider Case No. 05BAR-00000-00179 for **revised preliminary/final approval of a first floor addition of approximately 786 square feet, and new garage of approximately 380 square feet.** The following structures currently exist on the parcel: residence of approximately 1,386 square feet and garage of approximately 356 square feet. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-012, located at **260 Dawlish Place** in the Montecito area, First Supervisorial District. (Continued from 7/25/05 and 8/22/05) (Tai Yeh appeared)

ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 4 to 0 to 1 (Maphis and Edwards absent, Spann abstained) to grant preliminary and final approval of 05BAR-00000-00179.

4. **05BAR-00000-00163** **LaWarre Addition and Remodel** **1130 Channel Drive**
and Accessory Structure
05CDH-00000-00029 (Errin Briggs, Planner 568-2047) **Ridgeline: N/A**

Request of Vadim M. Hsu, architect for the owner, William LaWarre, to consider Case No. 05BAR-00000-00163 for **preliminary/final approval of a residential addition of approximately 738 square feet, addition of an 800 square foot accessory structure, and remodel of approximately 1,000 square feet.** The following structures currently exist on the parcel: residence of approximately 1,402 square feet and detached 2 car garage of approximately 620 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-015, located at 1130 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 7/11/05 and 7/25/05) (Quirino De La Cuesta appeared)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 4 to 0 to 1 (Maphis and Edwards absent, Spann abstained) to grant preliminary and final approval of 05BAR-00000-00163.

5. **05BAR-00000-00252** **Hortensine Remodel, Addition and** **1235 East Mountain Drive**
Loggia Addition
05LUP-00000-01120 (Nicole Mashore, Planner 884-8068) **Ridgeline: N/A**

Request of Everett J. Woody, agent for the owner, Henry Hortenstine, to consider Case No. 05BAR-00000-00252 for **preliminary approval of an interior remodel, addition of approximately 326 square feet, and loggia addition of approximately 580 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 3,741 square feet and pool house of approximately 714 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-013, located at **1235 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/07/05) (Everett Woody appeared)

ACTION: Ketznel moved, seconded by Zilles and carried by a vote of 4 to 0 to 1 (Maphis and Edwards absent, Spann abstained) to grant preliminary approval of 05BAR-00000-00252 with the following comment.

COMMENT:

- **Final on Consent ok.**

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| 6. | 05BAR-00000-00243 | Larsen Demolition/Rebuild Single Family Dwelling | 790 Lilac Drive |
| | 05LUP-00000-01246 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |

Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for **preliminary approval of a new residence of approximately 3,950 square feet and demolition of the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,875 square feet and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-012, located at **790 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/24/05) (Nils Larsen appeared)

ACTION: Nulty moved, seconded by Ketznel and carried by a vote of 5 to 0 (Maphis and Edwards absent) to grant preliminary approval of 05BAR-00000-00243 with the following comments:

COMMENTS:

- **Project is under the FAR guidelines and architecture is fine; compatible with neighborhood.**
- **Before returning to MBAR, request planner look into the drainage issues associated with the adjacent downstream parcel (APN 007-110-030).**

NEIGHBOR COMMENTS:

- **Nigel Copley – Wants to see effective screening between their two properties. Concerned with the additional drainage being piped directly to the swale.**

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| 7. | 05BAR-00000-00261 | Schneider Artist Studio | 751 Buena Vista Avenue |
| | 05LUP-00000-01153 (Holly Bradbury, Planner 568-3577) | | Ridgeline: N/A |

Request of Chris Dentzel, architect for the owners, Larry and Margi Schneider, to consider Case No. 05BAR-00000-00261 for **preliminary approval of an addition of a new artist studio of approximately 791 square feet atop an existing garage of approximately 840 square feet.** The following structures currently exist on the parcel: residence of approximately 6,500 square feet, garage of approximately 840 square feet, second garage of approximately 600 square feet, and cottage of approximately 400 square feet. The proposed project will not require grading. The

property is a 3.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-012, located at **751 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 11/07/05) (Chris Dentzel, Pamela Post appeared)

ACTION: Ketznel moved, seconded by Nulty and carried by a vote of 5 to 0 (Maphis and Edwards absent) to grant preliminary approval of 05BAR-00000-00261 with the following comments.

COMMENTS:

- Preliminary granted contingent upon Planning and Development approving the connection between the retaining wall of the embankment and the garage/artist studio as consistent with the zoning ordinance to meet the current height calculation methodology; project as proposed would not meet the new height methodology to take effect on January 1, 2006.
- Want to see details of the connection addressed, including issues such as mold, drainage and access to the space beneath.
- Can accept the proposed connection but prefer to see the project without the connection if the height requirement can be met.
- The building is located in the center of the site and well-screened and compatible with the neighborhood.
- Has heard verbally from project architectural historian that preliminary findings are that this proposal would not impact historic resources.

8. 05BAR-00000-00256 Smyth Single Family Dwelling Addition 171 Butterfly Lane
05CDP-00000-00133 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Lori Smyth, to consider Case No. 05BAR-00000-00256 for **preliminary approval of a remodel and addition of approximately 1,336 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 1,510 square feet and accessory building of approximately 176 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 11/07/05)

ACTION: Ketznel moved, seconded by Nulty and carried by a vote of 4 to 0 to 1 (Maphis and Edwards absent, Spann abstained) to continue item 05BAR-00000-00256 to a future date.

CONCEPTUAL REVIEW

9. 05BAR-00000-00303 Cooper Entry Gate and Wall 759 Via Manana
05CUP-00000-00068 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Robert Cooper, to consider Case No. 05BAR-00000-00303 for **conceptual review of an as-built entry gate and wall with a maximum height of 7 feet in the front yard setback.** The following structures currently exist on the parcel: residence of approximately 4,713 square feet with attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.95 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District. (Winston Cravens appeared)

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

COMMENTS:

- **Before coming back planner should check and let Montecito Board of Architectural Review know about what is allowable under the ingress/egress easement, including whether the trash enclosure would be allowed.**
- **If they lower the height and get a road encroachment permit it may be ok to allow some of it in the right of way; prefer to see wall, columns, gate lowered such that a CUP is not necessary.**
- **Prefer to see the wall, columns and gate out of the right-of way.**

NEIGHBOR COMMENTS:

- Preston Hotchkis (from letter) – Opposed to wall/gates, gives road an alleyway appearance. The wall is overkill.
- Martin Christianson – Concerned with some hedge having been removed on their shared property line and drainage.

10. 05BAR-00000-00297 Van Wolfswinkel Addition 150 and 152 Middle Road
05CDP-00000-00134 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Appleton, agent for the owner, Randall Van Wolfswinkel, to consider Case No. 05BAR-00000-00297 for **conceptual review of an addition of approximately 452 square feet to the existing residence, conversion of approximately 465 square feet of garage/storage space to habitable space, conversion of approximately 114 square feet of the storage area to workshop use, interior remodel of approximately 192 square feet, new patio and walkway of approximately 598 square feet, and replacement of driveway with landscaping of approximately 315 square feet.** The following structures currently exist on the parcel: residence of approximately 3,227 square feet with attached garage of approximately 714 square feet and storage area of approximately 268 square feet, as well as an attached residential second unit of approximately 1,000 square feet with attached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-042, located at **150 and 152 Middle Road** in the Montecito area, First Supervisorial District. (Raymond Appleton appeared)

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

COMMENTS:

- **Show existing landscaping and screening plant material along the front and north side yard and add some as necessary.**
- **Identify any parking that can be accommodated on site in addition to the existing garages.**

NEIGHBOR COMMENT:

- James Melillo – House has been a chronic rental and believes enlarging it would only exacerbate problem leading to too much parking on the street. No screening, too visible.

11. 05BAR-00000-00298 Montgomery Patio Roof 755 San Ysidro Lane
05LUP-00000-01274 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Parker Montgomery, to consider Case No. 05BAR-00000-00298 for **conceptual review of a new metal pitched roof over an existing guest room and terrace, and new doors and windows to create an approximately 660 square foot**

enclosed terrace. The following structures currently exist on the parcel: residence of approximately 5,040 square feet, pool cabana of approximately 600 square feet, pool, and garden pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Bob Easton, Parker Montgomery appeared)

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

COMMENTS:

- **Would like to see sample of the roof material.**
- **Re-study the roof pitch over the terrace; is it possible to lower its height?**

12. 05BAR-00000-00300 Kogevinas Additions 171 Olive Mill Lane
05CDP-00000-00139 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **conceptual review of an approximately 820 square foot addition to the existing residence, an approximately 174 square foot addition to the existing garage, an approximately 300 square foot garage conversion to habitable space, a new attached garage of approximately 437 square feet, a bay window addition, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 480 square feet, a new swimming pool and spa, two new exterior fireplaces and a barbeque, a 4' retaining wall, a new driveway, and new entry gates.** The following structures currently exist on the parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Sophie Calvin appeared)

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

COMMENTS:

- **Although project is single story, proposal to expand footprint setback-to-setback is not something they want to see, not consistent with *Montecito Architectural Guidelines*. (Also note that two stories would not be compatible with the surrounding neighborhood.)**
- **Do not support the second curb cut or the proposal to link the two curb cuts with a driveway passing long the front of the property. Not compatible with the neighborhood.**
- **The recent new curb cut and driveway is too close to adjacent property's driveway and a three-way intersection, leads to confusion.**
- **Restudy garage(s) – consider enlarging existing garage to accommodate boat and two cars, perhaps in tandem, with other additions on back and thus eliminating addition on the other side of property.**
- **Restudy plate height of garage.**
- **Restudy widow's walk, seems incongruous.**
- **Provide a landscape plan that addresses the recently removed cypress trees, underground the new utility pole show nearby structures on adjacent lots and screening vegetation.**

NEIGHBOR COMMENTS:

- Brett Caine – Privacy is main concern, encroachment of living space, swimming pool on his outdoor living spaces/yard, especially as the removal of the cypresses and new trampoline has generated noise and shows lack of concern for working with neighbors. Second curb cut and gravel driveway is new since the new owners took possession during this past year.
- David & Terry Sutti (from letter) – Plans don't show location of the six cypresses (large specimen trees) recently removed. The 17 ft. 6 in. high gable at living room is not consistent with character of neighborhood from the street. Widow's walk is not compatible, issues with berm. Otherwise ok with the plans to remodel.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Edwards, and carried by a vote of 7 to 0 that the meeting was adjourned until 3:00 P.M. on Monday, January 9, 2006 in the Montecito Community Hall & Library, 1469 East Valley Road, Santa Barbara, California 93108.

Meeting adjourned at 6:05 P.M.