

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of December 20, 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 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 3:16 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
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: Approximately 6

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT:

#2 Gates Addition & Remodel- 10BAR-0000-00155 has been continued to the January 10, 2011 MBAR meeting.

#3 Bruss Demo/New SFD -10BAR-00000-00155 has been dropped from the agenda.

#5 Peterson New SFD and New Attached Garage & Guest House-10BAR-00000-00180 has dropped from the agenda.

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to approve the changes to the December 20, 2010 agenda.

III. MINUTES: Michaelson moved, seconded by Eichelberger and carried by a vote of 6-0 (Maphis absent) to approve the minutes, with revisions, of December 6, 2010.

CONSENT AGENDA:

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 on consent 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, 12/6/10)

ACTION: Spann moved, seconded by Palladini and carried by a vote of 5-0 (Maphis absent) to grant final approval on consent of 10BAR-00000-00134.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

V. STAFF UPDATE: None.

VI. Presentation of plaque by Supervisor Salud Carbajal to Michele Michaelson. Supervisor Carbajal thanked Michele for her eight years of dedicated service, and for volunteering her time to improve the community. He noted that Michele has been an integral part of the MBAR since its inception. Michele spoke about what she had learned from her time on the MBAR, particularly the fact that people who get involved do have a voice in the development of their community.

STANDARD AGENDA:

FINAL APPROVAL

1. 10BAR-00000-00066	Demetrios/Nagel SFD Additions	2120 Forge Road
10LUP-00000-00301	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Joe Reeves, agent for the owners, Aris Demetrios & Ilene Nagel, to consider Case No. 10BAR-00000-00066 for **final approval of an addition to the existing residence of approximately 1635 square feet and an attached garage of approximately 472 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,907 square feet with an attached garage of approximately 428 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-011, located at **2120 Forge Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/10, 9/13/10) (Thiep Cung, Laurie Romano, and Jason Eislen, appearing)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5-0-1 (Maphis absent, Eichelberger abstained) to grant final approval of 10BAR-00000-00106 with the following conditions:

- 1. The exterior plaster will be Benjamin Moore AC-41, Acadia White.**

2. **The designated roofing material is acceptable. The MBAR would also accept a standing seam metal roof, on both the existing and new portions of the home, provided that Birnam Wood approves the color and ensures that the roof is not reflective.**
3. **The exterior lights attached to the home shall be limited to a single 13 watt compact fluorescent bulb or equal.**

PRELIMINARY APPROVAL

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| 2. | 10BAR-00000-00155 | Gates Addition and Remodel | 366 Woodley Drive |
| | 10LUP-00000-00409 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |

Request of Peter Kavoian, architect for the owners, Bob & Mary Gates, to consider Case No. 10BAR-00000-00155 for **preliminary/final approval 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. (Continued from 10/25/10)

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to approve the changes to the December 20, 2010 Agenda Status Report.

CONCEPTUAL REVIEW

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| 3. | 10BAR-00000-00189 | Bruss Demo/New SFD | 645 San Ysidro Road |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Richard Starnes, architect for the owner, Wendy Bruss, to consider Case No. 10BAR-00000-00189 for **conceptual review of new two story single family dwelling with the first floor being approximately 2,931 square feet, the second story being 1,766 square feet, a basement of approximately 1,105 square feet. an attached garage of approximately 882 square feet and a pool house of approximately 800 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,012 square feet and an attached carport of approximately 340(all to be demolished). The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-009, located at **645 San Ysidro Road** in the Montecito area, First Supervisorial District.

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to approve the changes to the December 20, 2010 Agenda Status Report.

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| 4. | 10BAR-00000-00194 | Pulice Exterior Remodel | 296 Las Entradas Drive |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Tom Bollay, architect for the owners, Ron & Stacy Pulice, to consider Case No. 10BAR-00000-00194 for **conceptual review of exterior changes, window and door additions to the already existing single family residence of approximately 10,700 square feet.** The following structures currently exist on the parcel: a two story single family residence with the first floor being approximately 5,193 square feet, the second floor being approximately 5,091, and the basement of approximately 2,222 square feet, an attached garage of approximately 761 square feet, a guest house of approximately 677 square feet and an accessory structure of approximately 756 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number

007-500-024, located at **296 Las Entradas Drive** in the Montecito area, First Supervisorial District. (Tom Bollay, appearing)

MBAR Comments:

- 1. No site visit or story poles required.**
- 2. Project to return for preliminary/final approval.**

Project received comments only. The project may return for preliminary/final approval after the LUP has been applied for and a planner assigned.

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| 5. 10BAR-00000-00180 | Peterson New Single Family Dwelling
New Attached Garage and Guest House | 871 Park Hill Lane |
| | (No Planner Assigned) | Ridgeline: N/A |

Request of Bob Easton, architect for the owner, James Peterson, to consider Case No. 10BAR-00000-00180 for **conceptual review of a new two story single family residence with the first floor being of approximately 4,388 square feet and the second floor being approximately 332 square feet, a basement of approximately 579 square feet, and an attached garage of approximately 735 square feet and a new guest house of approximately 560 square feet.** The following structures currently exist on the parcel: There are no structures on the property. The proposed project will require approximately 1,240 cubic yards of cut and approximately 1,240 cubic yards of fill. The property is a 3.95 acre parcel zoned RMZ 40 and shown as Assessor's Parcel Number 007-030-016, located at **871 Park Hill Lane** in the Montecito area, First Supervisorial District.

ACTION: Palladini moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to approve the changes to the December 20, 2010 Agenda Status Report.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Eichelberger, and carried by a vote of 6 to 0 (Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, January 10, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:00 P.M.