

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 6, 2017

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

- Bob Kupiec	Claire Gottsdanker	- Chair
- Dave Mendro	John Watson	- Vice Chair
- Don Sharpe	Alex Tuttle	- Supervising Planner
- Sam Maphis	Sharon Foster	- MBAR Secretary
- Thiep Cung		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair Claire Gottsdanker, at 1:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Don Sharpe
John Watson - Vice Chair
Thiep Cung
Robert Kupiec
Sam Maphis

Sharon Foster - Hearing Support Supervisor

Alex Tuttle - Absent

Anne Almy - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Claire Gottsdanker - Chair
Dave Mendro

NUMBER OF INTERESTED PERSONS: 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No changes were made to the agenda.

III. MINUTES: The Minutes of June 6, 2017 and June 22, 2017 will be considered.

Action: Watson moved, seconded by Sharpe (Gottsdanker & Mendro absent) and carried by a vote of 5-0 to continue the MBAR minutes of June 6, 2017 due to a lack of a quorum.

Action: Watson moved, seconded by Sharpe (Gottsdanker & Mendro absent) and carried by a vote of 5-0 to continue the MBAR minutes of June 22, 2017.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

V. STAFF UPDATE: None

CONSENT AGENDA:

- C-1. 16BAR-00000-00208** **Symington Addition & Elevator** **246 Miramar Avenues**
16LUP-00000-00472 (Tammy Weber, Planner 568-3017) Ridgeline: N/A

Request of Troy Worgull, agent for the owner, Ann Symington, to consider Case No. 16BAR-00000-00208 for **final approval on consent of an addition to the first floor of the single family dwelling of approximately 126 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,267 square feet and accessory structure of approximately 89 square feet. The proposed project will not require grading. The property is a .62 acre parcel zoned 20- R-1 and shown as Assessor's Parcel Number 007-290-29 located at **246 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 11/21/16, 1/12/17, 5/11/17)

Action: Watson moved, seconded by Maphis, and carried by a vote of 5-0(Gottsdanker & Mendro absent) to grant final approval on consent of 16BAR-00000-00038 as submitted. (Watson & Maphis present for the consent items)

- C-2. 16BAR-00000-00038** **Casa Saville New Two Story Single Family Dwelling**
Dwelling Demo, Attached Garage & Pool **565 Picacho Lane**
16LUP-00000-00017 (Mark Friedlander, Planner 568-2046) Ridgeline:
N/A

Request of Will Gray, architect for the owner, PJS Trust, to consider Case No. 16BAR-00000-00038 for **final approval on consent of a new 4,946 square foot two story single family dwelling, 1,228 square foot attached garage, and 960 square foot pool.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,092 square feet, an attached garage of approximately 860 square feet and a pool, all to be demolished. The proposed project will require approximately **880** cubic yards of cut and approximately **880** cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-021, located at **565 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/21/16, 7/11/16, 11/21/16)

Action: Watson moved, seconded by Maphis, and carried by a vote of 5-0 (Gottsdanker & Mendro absent) to grant final approval on consent of 16BAR-00000-00038 as submitted. (Watson & Maphis present for the consent items)

STANDARD AGENDA:

1. Montecito Architectural Guidelines and Development Standards Limited Update, Phase II
(Jessica Steele, Planner 884-8082)

Request of the Long Range Planning Division for courtesy review of draft amendments to the *Montecito Architectural Guidelines and Development Standards*, Montecito Land Use and Development Code, and Coastal Zoning Ordinance. The draft amendments will limit the size and/or number of detached accessory structures on residential parcels in Montecito. Public comments are welcome. MBAR has no jurisdiction over this project and, therefore, will take no formal action (i.e., approve, deny) on the draft amendments. The draft amendments would apply throughout the Montecito area. First Supervisorial District.

Public Comments:

1. Cori Hayman- Montecito Association Representative
2. Tom Bollay- Montecito Association Representative

MBAR Comments:

1. **The MBAR appreciates the presentation.**
2. **There are two issues: DAS and ADU**
3. **Consider cap on development at 40% lot coverage**
4. **Problem with this amount of coverage on smaller lots, not on the larger lots.**
5. **Consider prohibiting DAS on smaller parcels.**
6. **Simplify: use two variables; total lot coverage as sliding scale; % allowable – one scale; maximum lot area – another scale.**
7. **Under ½ acre lots are really tough to regulate**
Explain % allowable lot coverage for DAS (sliding scale) that would include everything (including ADUs) in an ordinance not guidelines.

CONCEPTUAL REVIEW

2. 17BAR-00000-00100 BBH Investments Addition 904 Sky View Drive
17LUP-00000-00218 (Kimberley McCarthy, Planner 568-2005 Ridgeline: N/A

Request of Bryan Pollard, architect for the owner, BBH Investments, to consider Case No. 17BAR-00000-00100 for **conceptual review of an addition to the existing single family dwelling of approximately 570 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2, 315 square feet and an attached garage of approximately 375 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192, located **904 Sky View Drive** in the Montecito area, First Supervisorial District. (Appearance by Bryan Pollard)

MBAR Comments:

1. Very nice project.
2. Stone element may be too heavy on two story element: restudy.

The project received comments only. (Gottsdanker & Mendro absent) The project may return for preliminary/final approval with a landscape plan the planner’s approval.

3.	17BAR-00000-00103	Goldberg New Pool Cabana (No Planner Assigned)	2710 Sycamore Canyon Ridgeline: N/A
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Request of Adele Goggia/ Harrison Design, agent for the owner, Gary Goldberg, to consider Case No. 17BAR-00000-00103 for **conceptual review of a new pool cabana of approximately 798 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,644 square feet, an attached garage of approximately 727 square feet, a storage shed of approximately 246 square feet and an accessory dwelling unit of approximately 918 square feet. The proposed project will not require grading. The property is a 0 .93 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 011-160-011, located at **2710 Sycamore Canyon** in the Montecito area, First Supervisorial District. (Appearance by Adel Goggia)

MBAR Comments:

- 1. MBAR sees no reason to allow structure in the setback given that it is a one acre site and that there is room within setbacks to locate structure.**
- 2. Plan for additional screening to address proximity to property line. Pool equipment must be quiet, screened and enclosed.**
- 3. Add adjacent homes to plans.**

The project received comments only. (Gottsdanker & Mendro absent) The project may return for preliminary/final approval with the planner’s approval.

4.	17BAR-00000-00105	Brooktree S.B., LLCN Addition and New Attached Garage (No Planner Assigned)	950 Brooktree Road Ridgeline: N/A
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Request of Steve Morando, agent for the owner, Brooktree S.B. LLC, to consider Case No. 17BAR-00000-00105 for **conceptual review of an addition to the existing single family dwelling of approximately 559 square feet, the conversion of the existing attached workshop into habitable space of approximately 437 square feet, conversion of the existing attached garage to habitable space of approximately 556 square feet and a new attached garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,372 square feet, an attached garage of approximately 556 square feet and an attached workshop of approximately 437 square feet. The proposed project will require approximately <50 cubic yards of cut and approximately <50 cubic yards of fill. The property is a .72 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 011-060-008, located at **950 Brooktree Road** in the Montecito area, First Supervisorial District. (Appearance by Steve Morando and Amanda Lee)

MBAR Comments:

- 1. Mass, bulk, scale and height are acceptable.**
- 2. Need to develop design.**
- 3. Porch helps give the house more character.**
- 4. Refine materials including garage door.**
- 5. Justify why being over FAR is acceptable: document neighbor FARs on plans.**

The project received comments only. (Gottsdanker & Mendro absent) The project may return for preliminary/final approval with the planner’s approval.

5. **17BAR-00000-00107 Biltmore Modification to Previously Approved Design 1260 Channel Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Steve Welton, agent or the owner, 1260 BB Property LLC, to consider Case No. 17BAR-00000-00107 for **conceptual review of revisions to the previously approved permitted plans to the exterior doors and windows, revision to the spa and the hardscape design in the area immediately surrounding Cottage C also known as Anacapa Cottage.** The following structures currently exist on the parcel: The Biltmore Hotel and Associated Cottages. The proposed project will require approximately 90 cubic yards of cut and approximately 160 cubic yards of fill. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (Appearance by Steve Welton, Paul Rupp & Chris Gilliland)

MBAR Comments:

1. Nice project.
2. Add landscape planting to screen equipment along property line.
3. Return for preliminary/final reviews before the full board.

The project received comments only. (Gottsdanker & Mendro absent) The project may return for preliminary approval with the planner's approval.

6. **17BAR-00000-00106 Smith New Single Family Dwelling**
Attached Garage and Accessory Structure 208 Boeseke Parkway
(No Planner Assigned) Ridgeline: N/A

Request of Mark Shields, architect for the owners, The Smith Living Trust, to consider Case No. 17BAR-00000-00106 for **conceptual review of a new single family dwelling of approximately 4,190 square feet with an attached garage of approximately 885 square feet and an accessory structure of approximately 358 square feet.** There are no structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and approximately 881 cubic yards of fill. The property is a 1.25 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-002, located at **208 Boeseke Parkway** in the Montecito area, First Supervisorial District. (Appearance by Mark Shields, Lloyd Malear)

Public Comment:

1. Dorinne Lee Johnson- Montecito Association Representative

MBAR Comments:

1. Nice project.

The project received comments only. (Gottsdanker & Mendro absent) The project may return for preliminary approval with details, landscape planting, and exterior lighting and with the planner's approval.

Johnson New Single Family Dwelling

7. **16BAR-00000-00224 Attached Garage & New Pool and Detached Pool Cabana 871 Park Lane**
17DVP-00000-00002 (Kathryn Lehr, Planner568-3560) RMZ-40

Request of Bob Irvine, agent for the owners, Peter & Leslie Johnson, to consider Case No. 16BAR-00000-00224 for **further conceptual review of a new two story single family dwelling, with the first floor being approximately 3,123 square feet, the second floor being approximately 1,993 square feet, an attached garage of approximately 830 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill or will not require grading. 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. (Continued from 12/5/16)(Appearance by Bob Irvine, Darren Andre)

MBAR Comments:

1. **Appreciate model.**
2. **Handsome architecture.**
3. **Concern about views from the trail and from below in general.**
 - **Tall retaining wall near trail is a problem: restudy to reduce visual impact of wall. Use rock facing and landscaping to help hide driveway.**
 - **Need to screen where there are vertical elements. Some concern with two story as seen by the public but colors and materials are working for the design.**
4. **Concern of lantern effect on hillside.**
5. **Work with Fire Department closely.**

The project received comments only. (Gottsdanker & Mendro absent) The project may return for further conceptual review. A site visit with story poles was requested by MBAR.

8. **17BAR-00000-00095 Burrows Trust Addition 1140 High Road**
17CDP-00000-00042 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Jason Grant, agent for the owners, Ian Burrows, to consider Case No. 17BAR-00000-00095 for **conceptual review of an addition to the first floor of the existing single family dwelling of approximately 379 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,581 square feet, the second story being approximately 347 square feet and a detached garage of approximately 739 square feet. The proposed project will not require grading. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Continued from 6/22/17)(Appearance by Jason Grant)

Public Comment:

1. J' Amy Brown

MBAR Comments:

1. **Addition is modest in scale.**
2. **Appreciate use of gas fireplace. Reduce height of chimney.**
3. **Add screen hedge on plans. Include irrigation. Project site maybe out of compliance with previous approvals and has not been maintained in compliance with previous approval as the screen hedge is not maintained. Remove green landscape fence at the conclusion of construction.**

The project received comments only. (Gottsdanker & Mendro absent) The project may return for preliminary/final approval with the planner's approval.

PRELIMINARY APPROVAL

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| 9. | Fee New Single Family Dwelling
Attached Garage, ADU and Pool | 752 San Ysidro Road |
| 17BAR-00000-00029 | (Mark Friedlander Planner 568-2046) | Ridgeline: N/A |
| 17LUP-00000-00095 | | |

Request of Tom Meaney, architect for the owners, Terry & Amy Fee, to consider Case No. 17BAR-00000-00029 for **preliminary approval of a new single family residence of approximately 4,785 square feet, an attached garage of approximately 840 square feet, a new swimming pool and new hardscaping/landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 1410 cubic yards of cut and approximately 426 cubic yards of fill. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-048, located at **753 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 3/9/17)(Appearance by Tom Meaney & Laurel Brady)

MBAR Comments:

- 1. Project received preliminary approval with the condition that the applicant return to the Fire Department to discuss if Fire can reach and protect house from eastern edge of the property instead of only from internal driveway system. Concern is to reduce paving on site.**

Action: Cung moved, seconded by Sharpe, and carried by a vote of 4-0-1 (Gottsdanker & Mendro absent, Maphis abstained) to grant preliminary approval of 17BAR-00000-00029. The project may return for final approval on consent with the planner approval.

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| 10. | Marks Trust Patio Enclosure, Window and Door Changes,
Pool Extension and a New Geo Thermal Pool | 809 Romero Canyon |
| 17BAR-00000-00048 | (Mark Friedlander, Planner 568-2026) | Ridgeline: N/A |
| 17LUP-00000-00090 | | |

Request of Danny Longwill, architect for the owners, Mike and Phyllis Marks, to consider Case No. 17BAR-00000-00048 for **preliminary/final approval of the enclosure a patio of approximately 293 square feet to create a dining room with window and door changes, an extension of the already approved pool and a new geo-thermo pond.** The following structures currently exist on the parcel: a 5,088 square foot single family dwelling, a residential second unit of approximately 1,185 square feet, an artist studio of approximately 410 square feet and a storage barn of approximately 1,156 square feet (previously permitted and currently under construction). The proposed project will require approximately 280 cubic yards of cut and no fill. The property is a 5.76 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-034, located at **809 Romero Canyon** in the Montecito area, First Supervisorial District. (Continued from 4/6/17)

Action: Cung moved, seconded by Sharpe, and carried by a vote of 4-0-1 (Gottsdanker & Mendro absent, Maphis abstained) to grant preliminary approval of 17BAR-00000-00029. The project may return for final approval on consent with the planner approval.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member moved, seconded by , and carried by a vote of 5 to 0 (Gottsdanker & Mendro absent) that the meeting be adjourned until 1:00 P.M. on Thursday, July 27, 2017 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:41P.M.

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