

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 9, 2017

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

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

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Claire Gottsdanker, at 2:04 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Claire Gottsdanker - Chair
John Watson - Vice Chair
Thiep Cung
Robert Kupiec
Dave Mendro

Sharon Foster - Hearing Support Supervisor
Alex Tuttle - Supervising Planner

COMMITTEE MEMBERS ABSENT:

Don Sharpe
Sam Maphis

NUMBER OF INTERESTED PERSONS: 35

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

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

III. MINUTES: The Minutes of February 23, 2017 will be considered.

Action: Watson moved, seconded by Kupiec (Maphis & Sharpe absent, Cung abstained) and carried by a vote of 4-0-1 to approve the MBAR minutes of February 23, 2017.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

John Watson attended the Montecito Association Land Use Committee meeting on March 7, 2017.

Claire Gottsdanker attended the Montecito Association Land Use Committee meeting on March 7, 2017.

V. STAFF UPDATE: None

CONSENT AGENDA:

	Korman Addition	
C- 1. 16BAR-00000-00248	Deck Extension and Exterior Remodel	1035 Alston Road
16LUP-00000-00601	(Gabe Diaz, Planner 568-3559)	Ridgeline: N/A

Request of Vanguard Planning, Inc., agent for the owners, Builder's Family Trust, to consider Case No. 16BAR-00000-00248 for **final approval on consent of an addition of approximately 137 square feet to the existing single family dwelling, a new deck extension of approximately 395 square feet and 1,265 square feet of new patio area.** The following structures currently exist on the parcel: a single family dwelling of approximately 6,930 square feet and an attached garage of approximately 590 square feet. The proposed project will not require grading. The property is a 2.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-032, located at **1035 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 2/2/17)(Appearance by Sara Bronstad)

Action: Watson moved, seconded by Mendro and carried by a vote of 5-0 (Maphis & Sharpe absent) to continue 16BAR-00000-00248. The project may return for final approval on consent.

DISCUSSION ITEMS

1. Discussion of the Montecito Planning Commissioners Attendance at MBAR Site Visits

Dianne Black, Planning & Development Assistant Director, will discuss with the Montecito Board of Architectural committee members the attendance of the Montecito Planning Commission members at MBAR site visits.

2. The Montecito Architectural Guidelines Limited Update, Phase II

(Jessica Steele 884-8082)

At the direction of the Board of Supervisors, staff is considering additional revisions to the *Montecito Architectural Guidelines and Development Standards* that would limit the size and /or number of detached accessory structures on residential parcels in Montecito. Staff is seeking MBAR's initial comments before preparing any formal recommendations. Public comments are welcome. (Continued from 2/23/17)

Public Comments:

1. Cori Hayman
2. Ted Erschel

MBAR Comments:

1. **One member thinks lot coverage should be addressed, even for unroofed structures.**
2. **Some members believe pergolas and loggias should be included in restrictions applied to detached accessory buildings.**
3. **800 square foot limit for accessory structures should apply to unenclosed accessory structures by applying to the area "under roof."**
4. **One member supports flexibility in applying standards to unenclosed structures.**
5. **Accessory structures should be allowed to be stacked.**
6. **Appropriate to amend the Guidelines to clarify increased consideration of structures that are adjacent to property lines.**
7. **30% maximum encroachment in rear yard setback should apply to the cumulative total and not individual structures.**

8. The concept for including detached accessory structures into the FAR calculation is appropriate, but not sure staff-presented percentage is correct. Consider sliding scale for all parcels.

STANDARD AGENDA:

CONCEPTUAL REVIEW

3. 17BAR-00000-00020 **Brant Roof, Window and Door Changes** 2020 Birnam Wood
17LUP-00000-00044 (Tammy Weber, Planner 568-3017) Ridgeline: N/A

Request of Paul Rubison, architect for the owner, Maria Brant, to consider Case No. 17BAR-00000-00020 for **conceptual review/preliminary approval of roof, window, door changes, interior remodel and a covered porch addition of approximately 843 square feet to the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,763 square feet and an attached garage of approximately 554 square feet. The proposed project will not require grading. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-002, located at **2020 Birnam Wood** in the Montecito area, First Supervisorial District. (Appearance by Ken Mineau & Jean-Guy Dube)

MBAR Comments:

1. Need details, colors, and materials.
2. Need to resolve roof design with Birnam Wood.
3. One member concerned with flat roof elements and would like it minimized.

Action: Watson moved, seconded by Mendro and carried by a vote of 5-0 (Maphis & Sharpe absent) to continue 17BAR-00000-00020. The project may return for preliminary/final approval with the planner's approval and a letter from Birnam Wood.

4. 17BAR-00000-00021 **La Paz Trust New Accessory Structure** 253 Santa Rosa Lane
Outdoor Kitchen, Pergola & Spa (No Planner Assigned) Ridgeline: N/A

Request of Cearnal Collective, architect for the owners, La Paz Trust, to consider Case No. 17BAR-00000-00021 for **conceptual review of a new accessory structure of approximately 232 square feet with a ½ bath, an outdoor kitchen area with a pergola of approximately 318 square feet and a spa of approximately 192 square feet, the play house of approximately 202 square feet will be demolished.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,658 square feet, an attached garage of approximately 437 square feet. The proposed project will not require grading. The property is a .54 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-290-007, located at **253 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Appearance by Brian Cearnal & Bridgett Walker)

MBAR Comments:

1. Show adjacent development on site plans.
2. Need to resolve/confirm setbacks and encroachment allowances.
3. Need better depiction of oak trees and proximity to structures.
4. Locate spa equipment.
5. Nice architecture and design.

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

Mohtashemi Demo,

5. **17BAR-00000-00028 New Single Family Dwelling Attached Garage 1356 East Valley Road**
(No Planner Assigned) Ridgeline: N/A

Request of Philip DeBolske, architect for the owners, Kevin & Lana Mohtashemi, to consider Case No. 17BAR-00000-00028 for **conceptual review of a new two story single family dwelling, with the first floor being approximately 3,042 square feet, the second story being approximately 367 square feet, and an attached garage of approximately 438 square feet.** The following structures currently exist on the parcel: an existing two story single family dwelling to be demolished. The proposed project will not require grading. The property is a .67 acre parcel zoned R-3 and shown as Assessor's Parcel Number 011-190-003, located at **1356 East Valley Road** in the Montecito area, First Supervisorial District. (Appearance by Philip De Bolske & Pat Brody)

Public Comments:

1. Sharon Hughes (letter)
2. Marcie Morehart
3. Laura Bridley

MBAR Comments:

1. Nice project.
2. Show adjacent development on plans.
3. Mass, bulk, and scale are appropriate.
4. Portico needs further study.
5. Site visit required; no story poles, but stakes for 2nd story element.
6. One member concerned with extent of impervious surfaces.

The project received comments only (Maphis & Sharpe absent). The project may return for further conceptual review. MBAR has requested a site visit.

Fee New Single Family Dwelling

6. **17BAR-00000-00029 Attached Garage, Cabana and Pool 752 San Ysidro Road**
(No Planner Assigned) Ridgeline: N/A

Request of Tom Meaney, architect for the owners, Terry & Amy Fee, to consider Case No. 17BAR-00000-00029 for **conceptual review of a new single family residence of approximately 4,350 square feet, an attached garage of approximately 750 square feet, a new cabana of approximately 800 square feet and pool.** No structures currently exist on the parcel. The proposed project will require approximately 700 cubic yards of cut and approximately 700 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. (Appearance by Tom Meaney & Nicholas Terrell)

Public Comments:

1. Laura Bridley- Montecito Association
2. Mark Hunt
3. Tariq Kadzi

MBAR Comments:

1. Nice, simple project.
2. Study re-siting of garage to reduce extent of driveway.
3. Nice architecture.

4. Show adjacent development on plans.
5. Provide roof sample.

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

7. 17BAR-00000-00027 Briggs Second Story Additions and Basement 1411 School House Lane
(No Planner Assigned) Ridgeline: N/A

Request of John Beauchamp, architect for the owner, Matthew Briggs, to consider Case No. 17BAR-00000-00027 for **conceptual review of a second story addition , a new bedroom and bathroom, of approximately 787 square feet total to the existing single family dwelling and a partly underground basement of approximately 535 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,837 square feet, a detached garage of approximately 633 square feet, a cabana of approximately 746 square feet, a guest garage of approximately 227 square feet and a guest room of approximately 227 square feet. The proposed project will not require grading. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-029, located at **1411 School House Lane** in the Montecito area, First Supervisorial District. (Appearance by John Beauchamp & Alisa Briggs)

Public Comments:

1. Katya Shirokow
2. Laure Bridley

MBAR Comments:

1. Story poles required before MBAR can offer substantive comments.

The project received comments only (Maphis & Sharpe absent). The project may return for further conceptual review. MBAR has requested a site visit and story poles.

8. 17BAR-00000-00034 Miramar Acquisition Co. LLC
17SCD -00000-00063 New Sanitary Lift Station Structures 1555 South Jameson Lane
(Nicole Lieu Planner 886-8068) Ridgeline: N/A

Request of Miramar Acquisition Co, LLC, owners, to consider Case No. 17BAR-00000-00034 for **conceptual review, preliminary and final approval of a new sanitary lift station structure of approximately 634 square feet.** The following structures currently exist on the parcel: Construction in progress. The proposed project will not require grading. The property is an 8.06 acre parcel zoned CV and shown as Assessor's Parcel Number 009-371-004, located at **1555 South Jameson Lane** in the Montecito area, First Supervisorial District.(Ken Mineau, Dylan James, Bryce Ross, Peter Hayden)

MBAR Comments:

1. Consider alternate gate design.

Action: Cung moved, seconded by Kupiec and carried by a vote of 5-0 (Maphis & Sharpe absent) to grant preliminary approval of 16BAR-00000-00034. The project may return for final approval with the planner's approval.

9. 16BAR-00000-00221 Hughes Addition, Remodel and New Landscaping 1930 Jelinda Drive
17LUP-00000-00046 (Tess Harris Planner, 568-3319) Ridgeline: N/A

Request of Dylan Henderson, architect for the owner, Cynthia Hughes, to consider Case No. 16BAR-00000-00221 for **further conceptual review of an addition to the first floor of the existing two**

story single family dwelling of approximately 146 sq ft (34 ft to master bath and 112.29 sq ft to master bedroom), revision to existing roof, new roofing, a new pool and pool deck, wood pergola, exterior stairs, new sky lights, revision to exterior material, interior remodel, revision to landscaping, and a hardscape plan. The following structures currently exist on the parcel: a single family residence of approximately 4,171 square feet (does not include basement or garage) an attached garage of approximately 692 square feet, and an existing gate house to be demolished. The proposed project will not require grading. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-024, located at **1930 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 12/516)(Appearance by Dylan Henderson, James Hughes, Adam Graham, Wyllis Heaton, Chris Arntz)

MBAR Comments:

- 1. Architecture has improved in response to prior comments.**
- 2. Review window breakups for consistency.**
- 3. Confirm FAR calculation with planner.**

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

PRELIMINARY APPROVAL

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|--------------------------|--|----------------------------|
| 10. | Tilton Addition, New Attached Garage Bay, Storage | 630 Oak Grove Drive |
| 17BAR-00000-00006 | New Roof and Exterior Changes | Ridgeline: N/A |
| 17LUP-00000-00054 | (Tammy Weber 568-3017) | |

Request of Dylan Henderson, agent for the owners, David & Mary Tilton, to consider Case No. 17BAR-00000-00006 for **preliminary/final approval of an addition to the existing single family dwelling of approximately 244 square feet, an attached garage bay of approximately 250, a storage area of approximately 20 square feet, a new roof and exterior changes.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,570 square feet and an attached garage of approximately 530 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-019, located at **630 Oak Grove Drive** in the Montecito area, First Supervisorial District.(Continued from 2/2/17)(Appearance by Dylan Henderson)

MBAR Comments:

- 1. MBAR appreciates response to prior comments.**
- 2. Study door and window breakups.**

Action: Kupiec moved, seconded by Cung and carried by a vote of 5-0 (Maphis & Sharpe absent) to grant preliminary and final approval of 17BAR-00000-00006.

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| 11. | Singh New Covered Patio | 167 Pomar Lane |
| 16BAR-00000-00220 | (Mark Friedlander, Planner 568-2046) | Ridgeline: N/A |
| 16CDP-00000-00103 | | |

Request of Carlos Granos, agent for the owners, Raj & Jill Singh, to consider Case No. 16BAR-00000-00220 for **preliminary/final approval of a new covered patio of approximately 169 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,161 square feet (total) an attached guest house of approximately 1,344 square feet, an attached garage of approximately 595 square feet and an attached workshop of approximately 878 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-313-003, located at **167 Pomar Lane** in the Montecito area, First Supervisorial District.(Continued from 12/5/16, 2/2/17) (Appearance by Carlos Granos, Amy Blackmore)

Action: Cung moved, seconded by Kupiec and carried by a vote of 5-0 (Maphis & Sharpe absent) to grant preliminary/final approval of 16BAR-00000-00220 as submitted.

12. 16BAR-00000-00250 Lee Family Trust Addition and Remodel 549 Santa Rosa Lane
17LUP-00000-00061 (Tammy Webber, Planner 568-3017) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Lee Family Trust, to consider Case No. 16BAR-00000-00250 for **preliminary/final approval of an addition to the existing single family dwelling of approximately 865 square feet and remodel of approximately 294 square feet.** The following structures currently exist on the parcel: an existing single family dwelling of approximately 1,046 square feet, a detached garage of approximately 551 square feet and storage above the garage of approximately 260 square feet. The proposed project will not require grading. The property is a .27 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-264-002, located at **549 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 2/2/17)(Appearance by Sophie Calvin, Mike & Nancy Lee)

MBAR Comments:

- 1. Rear elevation roof form could be modified for a more elegant solution.**
- 2. Consider alternate materials on chimney.**

Action: Kupiec moved, seconded by Cung and carried by a vote of 5-0 (Maphis & Sharpe absent) to grant preliminary/final approval of 16BAR-00000-00250.

13. Montecito Retirement Association (Casa Dorinda) New Restroom/Storage
16BAR-00000- 00238 and Re-Orientation of Two Previously Approved Villas 300 Hot Springs Road
16SCD-00000-00049 (Joyce Gerber, Planner 568-3518) Ridgeline: N/A

Request of Steve Welton, agent for the owner, Montecito Retirement Association, to consider Case No. 16BAR-00000-00238 for **preliminary/final approval of a new restroom/storage room of approximately 283 square feet and re-orientation of two previously approved villas.** The following structures currently exist on the parcel: Casa Dorinda Buildings. The proposed project will not require grading. The property is a 48.35 acre parcel zoned 2-E-1 & 5-E-1 and shown as Assessor's Parcel Number 009-640-001 & 009-070-057, located at **300 and 352 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/12/17)(Brian Cernal & Edward Steinfeld)

Action: Kupiec moved, seconded by Mendro and carried by a vote of 5-0 (Maphis & Sharpe absent) to grant preliminary/final approval of 16BAR-00000-00238 as submitted.

FINAL APPROVAL

14. Montecito Retirement Association (Casa Dorinda)
16BAR- 00000-00246 Façade Changes to Buildings G & K 300 Hot Springs Road
14RVP-00000-00005 (Joyce Gerber, Planner 568-3519) Ridgeline: N/A

Request of Steve Welton, agent for the owner, Montecito Retirement Association, to consider Case No. 16BAR-00000-00246 for **final approval of façade changes to buildings G & K only.** The following

structures currently exist on the parcel: Casa Dorinda Buildings. The proposed project will not require grading. The property is a 48.35-acre parcel zoned 5-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 009-640-001 and 009-070-057, located at **300 and 352 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/12/17) Brian Cernal & Edward Stienfeld)

Action: Watson moved, seconded by Mendro and carried by a vote of 5-0 (Maphis & Sharpe absent) to grant final approval of 16BAR-00000-00246 as submitted.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Mendro moved, seconded by Cung, and carried by a vote of 5 to 0 (Maphis & Sharpe absent) that the meeting be adjourned until 1:00 P.M. on Thursday, March 23, 2017 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:24 P.M.