

## ATTACHMENT F

**Action: Johnson moved, seconded by Sharpe and carried by a vote of 7-0 to grant preliminary/final approval on consent of 15BAR-00000-00032 with the applicant to change the roof material to weathered roof tiles. (Johnson, Sharpe & Gottsdanker present for the Consent Review)**

**C-3. 11BAR-00000-00207                      Dvorak Addition and New Garage                      2024 Sandy Place  
13LUP-00000-00409                      (Tammy Weber, Planner 568-3017)                      Ridgeline: N/A**

Request of Shubin & Donaldson, architects for the owner, David Dvorak, to consider Case No. 11BAR-00000-00207 for **final approval on consent of the demolition of the existing tennis court & guesthouse allowing for a residential single-story addition of approximately 1,718 square feet, a new attached garage approximately 521 square feet, a new detached guesthouse of approximately 655 square feet, new 35' x 14' pool and exterior and interior renovations (window, door and wall replacements). The project requires approximately 118 cubic yards of cut and 189 cubic yards of fill.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,900 square feet, a detached garage of approximately 450 square feet and a guesthouse of approximately 530 square feet. The proposed project will require approximately 3,840 cubic yards of cut and approximately 5,100 cubic yards of fill. The property is a 2.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-028 & -007-390-029, located at **2024 Sandy Place** in the Montecito area, First Supervisorial District. (Continued from 10/21/13 11/18/13)

**Action: Johnson moved, seconded by Sharpe and carried by a vote of 7-0 to grant final approval on consent of 14BAR-00000-00202. (Johnson, Sharpe & Gottsdanker present for the Consent Review)**

### STANDARD AGENDA:

#### DISCUSSION ITEM

**1. Limited Montecito Architectural Guidelines Update**  
(Oksana Buck, Planner 568-3577)

The primary purpose of the Limited Montecito Architectural Guidelines Update is to provide a focused update of the following five topics that affect community character: (1) Height Definition, (2) Height Measurement Methodology, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Basement Definition, (5) Floor Area Definition. The project will also propose amendments to the [Montecito Land Use and Development Code](#) and [Article II-Coastal Zoning Ordinance](#) as necessary to provide consistency between the ordinances and the architectural guidelines.

#### **Public Comment:**

1. Tom Bollay- Representing the Montecito Association
2. Robert Senn
3. Kellam de Forest

**Staff from Long Range Planning, Allen Bell, Oksana Buck and Julie Harris, came before the Montecito Board of Architectural Review Board to present and answer any questions from the members of MBAR and the public regarding the proposed updates.**

#### **MBAR Comments:**

1. **Including retaining walls in the 32-foot height limit should only apply to walls within a certain distance of the structure.**
2. **One member suggested that inclusion of retaining walls should be left to the discretion of the MBAR.**

**Due to the amount of discussion that could be generated from this it was decided that this update would be agendized for future meetings. (Watson absent from the discussion)**

**CONSENT AGENDA:**

- C-1. 14BAR-00000-00137      Winkler New Two Story  
Single Family Dwelling, Garage and Pool      4 Sunrise Hill Lane  
14LUP-00000-00242      (J. Ritterbeck, Planner 568-3509)      Ridgeline: N/A**

Request of Robert Senn, architect for the owner, Matthew and Margaret Winkler, to consider Case No. 14BAR-00000-00137 for **final approval on consent of a new two story single family dwelling with the first floor being of approximately 3,632 square feet, the second floor being approximately 1,177 square feet, decks of approximately 276 square feet, a loggia of approximately 320 square feet, an attached garage of approximately 725 square feet and a basement of approximately 980 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,043 cubic yards of cut and approximately 603 cubic yards of fill. The property is a 3.94 acre parcel zoned 1-E-1and shown as Assessor's Parcel Number 013-210-049, located at **4 Sunrise Hill Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/14, 9/8/14, 5/4/15)

**Watson moved, seconded by Gottsdanker and carried by a vote of 5-0 (Eichelberger & Johnson absent) to grant final on consent to 14BAR-00000-00137. (John Watson and Claire Gottsdanker were present for the review of the consent item)**

- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None**
- VI. STAFF UPDATE: None**
- VII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 2:00 P. M.**

**DISCUSSION ITEM:**

- 1. Limited Montecito Architectural Guidelines Update**  
(Oksana Buck, Planner 568-3577)

The primary purpose of the Limited Montecito Architectural Guidelines Update is to provide a focused update of the following five topics that affect community character: (1) Height Definition, (2) Height Measurement Methodology, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Basement Definition, (5) Floor Area Definition. The project will also propose amendments to the Montecito Land Use and Development Code and Article II-Coastal Zoning Ordinance as necessary to provide consistency between the ordinances and the architectural guidelines. (Continued from 5/4/15)

**Planning & Development Staff:**  
**Alan Bell, Supervising Planner**  
**Julie Harris, Planner III**  
**Oksana Buck, Planner**

**Public Comment**

1. Marc Phillips
2. Jack Overall
3. Victoria Greene – Montecito Association
4. J' Amy Brown
5. Kellam de Forest

**MBAR Comments:**

1. John Watson met with Bob Meghreblian about intent of the guidelines and prepared letter identifying key points.
2. One question is whether the MBAR would have discretion to approve well-designed projects that do not meet the guidelines.
3. Tighter limits on grading would be nice – are any thresholds proposed?
4. Could existing grading standards in the guidelines be used for non-hillside locations?
5. Grading has a huge impact on roads from truck trips. Fully buried basements can still have an impact for this reason due to the extensive excavation required.
6. Review of a project's grading has to go hand-in-hand with the architectural review and needs to apply in all situations (hillside and non-hillside).
7. Are the FARs related to building size as a visual impact or to density of use, or to both?
8. Alteration to the definition of basements has been used to significantly increase the floor area of homes.
9. Tightening the definitions of basements and FARs will address many of the problems associated with building height, grading, mass, bulk, and scale, and visual impacts from lighting.
10. There should be no advantage created by the guidelines in terms of hiding square footage or burying it or partially burying it in a basement.
11. Some members support keeping the existing grade as the appropriate baseline for measuring height rather than finished grade, since it provides greater flexibility on sloped sites.
12. The MBAR is concerned about adopting new limits that overly inhibit good design.
13. The guidelines should be clear in their intent while retaining flexibility for the MBAR in reviewing and approving projects.
14. Guidelines will never replace the role of the MBAR in approving well designed projects.
15. Toro Canyon is a good example in its treatment of retaining walls and grading.
16. How basements are currently treated with respect to FARs in the guidelines is a major loophole that is being exploited.
17. When the guidelines originally defined basements, the basements in mind were fully below ground.
18. Daylighted portions of basements should count towards FARs, including all portions of a room that daylight.
19. One member believes that all useable portions of basements should count towards FARs to eliminate any potential for gaming of the FAR rules.
20. A 5,000 s.f. house results in the same light reflection, whether it is built vertically or horizontally. Size, bulk, and scale become an issue when large, above-ground

- basements are constructed to gain “free” square footage and result in excessive grading.
21. The simpler the definitions and guidelines can be, the better.
  22. Use the MCP goal of “maintaining the low-intensity semi-rural character of Montecito” as the guide for reviewing projects.
  23. Landscaping is as an important design factor as the building design. Landscaping is an important factor in screening the size, bulk, and scale of a house.
  24. One member believes retaining walls should count towards overall building height, but other members prefer flexibility in treatment of retaining walls, similar to what is done for Toro Canyon, where there are separate standards for grading and retaining walls apart from the house.
  25. The guidelines already include a requirement that building facades cannot exceed 20 feet in height, including retaining walls, but only applies to designated Hillside areas (H-MON).
  26. A house can appear to be 3-stories if the first level is offset from the stories above. From a distance, it still appears as a 3-story house and this loophole should be eliminated.
  27. Color and material of walls affect their visibility and prominence.
  28. Materials discussed at the hearing can be found at the Long Range Planning P&D website.

**CONCEPTUAL REVIEW**

- |    |   |                                |
|----|---|--------------------------------|
| 2. | <b>Rogers Cabana Remodel<br/>&amp; Roof Height Addition</b> | <b>1711 Fernald Point Lane</b> |
|    | 15CDH-00000-00078   | 15CDH-00000-00011              |
|    | (Christine Louie Planner 568-3510)                          | Ridgeline: N/A                 |

Request of Kurt Magness, architect for the owner, Mindy Rogers, to consider Case No. 15BAR-00000-00078 for **conceptual review of exterior changes to the existing deck at the cabana as well as raise a portion of the roof by 1 foot, reconfigure the bathroom at the cabana, change existing window and door to French doors.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,221 square feet and a cabana of approximately 268 square feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 007-380-023, located at **1711 Fernald Point** in the Montecito area, First Supervisorial District. (Appearance by Kurt Magness)

**Public Comment:**

1. Kellam de Forrest

**MBAR Comments:**

1. Nice project.

**The project received comments only. (Eichelberger & Johnson absent) The project may return for preliminary/final approval on consent with planner approval.**

- |    |  |                                |
|----|--|--------------------------------|
| 3. | <b>Rogers New Gate, Columns<br/>Carport and Driveway</b> | <b>1717 Fernald Point Lane</b> |
|    | 15CDH-00000-00079  | 15CDH-00000-00010              |
|    | (Christine Louie Planner 568-3510)                       | Ridgeline: N/A                 |

Request of Kurt Magness, architect for the owner, Mindy Rogers, to consider Case No. 15BAR-00000-00079 for **conceptual review a new carport of approximately 441 square feet, a**

1. J' Amy Brown

**MBAR Comments:**

1. MBAR appreciates changes to project to address neighbor privacy by eliminating the 2<sup>nd</sup> story.
2. Some members do not support the side setback encroachments for this sized lot. Three members support the variable setbacks for this project, especially since they mostly affect corners of the building.
3. Architecture, and building materials and colors are nice.
- 4.

**Action:** Gottsdanker moved, seconded by Cung and carried by a vote of 7-0 to grant preliminary approval to 15BAR-00000-00051 with the applicant to restudy the setback encroachments. The project may return for final approval with the planner's consent.

2. Limited Montecito Architectural Guidelines Update

(Oksana Buck, Planner 568-3577)

The primary purpose of the Limited Montecito Architectural Guidelines Update is to provide a focused update of the following five topics that affect community character: (1) Height Definition, (2) Height Measurement Methodology, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Basement Definition, (5) Floor Area Definition. The project will also propose amendments to the Montecito Land Use and Development Code and Article II-Coastal Zoning Ordinance as necessary to provide consistency between the ordinances and the architectural guidelines. (Continued from 5/4/15, 6/1/15)

**Public Comment:**

1. Tom Bollay
2. Bob Kupiec

**MBAR Comments:**

1. MBAR likes the cleanliness of the exposed wall approach to counting basements towards FARs, but suggests weighting the basement floor area percentage to account for the more visible front wall basement areas.
2. Need to clarify what is considered exposed wall for basement calculation. One member thinks that minor wall exposure in basements for ventilation purposes should not count towards FARs.
3. MBAR would like to see the recommendations applied to test cases to see how they work.
4. Most members of the MBAR do not support regulating plate heights - need to leave flexibility for designers and not attempt to over regulate or define.
5. Architects are masters at finding loopholes in regulations. MBAR has to rely on their own design expertise to ensure properly designed and compatible homes.
6. MBAR supports reducing the overall height limit from 32 feet to 28 feet where it applies, but some members support the idea of treating rural/H-MON properties differently than urban Ridgeline/Hillside properties in terms of the overall height limit and not lowering the height limit to 28 feet in urban areas.
7. Need to clearly state how retaining wall heights are measured (i.e. finished grade to top of wall).
8. Some members expressed interest in addressing detached accessory structures, but understand that may need to be part of a future effort.
9. MBAR suggests taking the Montecito Association's recommendations prepared by Tom Bollay and Bob Kupiec into considerations and incorporating their recommendations to the extent feasible.
10. MBAR would like to see the recommendations again before they are presented to the MPC.

3. 14BAR-00000-00025      Westmont Master Plan/New Residence Hall      899 Cold Springs Road  
14RVP-00000-00091      (Joyce Gerber, Planner 568-3518)      Ridgeline: N/A



**MBAR Comments:**

1. MBAR concurs with staff's recommendations regarding the 20-foot height limit for elevations and only applying it in the H-MON Overlay and not expand it to address Ridgeline/Hillside development.
2. MBAR concurs with staff's recommendation regarding reducing the overall height limit from 32 feet to 28 feet in all Ridgeline/Hillside and H-MON Overlay conditions.
3. Majority of MBAR would like to hear input from the Montecito Association Land Use Committee before commenting on the best approach for counting exposed basements towards FAR.
4. One member believes that taking a percentage of the exposed basement is much easier than trying to base it on the wall area exposed.
5. One member in favor of the approach that counts the first 800 square feet of exposed basements plus a percentage of the remainder; also likes the overall percentage approach.
6. One member likes the approach that takes the length of the wall multiplied by 25 feet. This member indicated the need to clarify between daylit and fully buried basements and would like to see a graphic depiction of the different options.
7. One member favors the approach that takes a proportion of the exposed basement and weighting the front wall appropriately. This member does not favor the alternative that would include a new restriction against any basement that, together with the main levels, would read as three stories due to its lack of clarity.

**PRELIMINARY APPROVAL**

- |    |                          |                                       |                      |
|----|--------------------------|---------------------------------------|----------------------|
| 2. | <b>15BAR-00000-00083</b> | <b>Behrman Addition</b>               | <b>843 Park Lane</b> |
|    | 15DVP-00000-00011        | (Stephanie Swanson, Planner 568-3319) | Ridgeline: RMZ       |

Request of Brian Banks, agent for the owners, Michael Behrman, to consider Case No. 15BAR-00000-00083 for **preliminary/final approval of an addition to the existing single family dwelling of approximately 600 square feet**. The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1,392 square feet, the second story being approximately 3,468 square feet, a basement of approximately 1,668 square feet and an attached garage of approximately 800 square feet and a detached guesthouse of approximately 488 square feet. The proposed project will require approximately 16 cubic yards of cut and no fill. The property is a 4.42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-030-019, located at **843 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 6/1/15)(Appearance by Brian Banks)

**MBAR Comments:**

1. Nice project.

**ACTION: Watson moved, seconded by Sharpe and carried by a vote of 6-0 (Cung absent) to grant preliminary/final approval of 15BAR-00000-00083 as submitted.**

**CONCEPTUAL REVIEW**

- |    |  |   |                            |
|----|--|---|----------------------------|
|    | <b>Webb New Single Family Dwelling</b> |   |                            |
| 3. | <b>15BAR-00000-00240</b>               | <b>Guesthouse, Two Detached Garages, Pool Cabana &amp; Pool</b> | <b>860 San Ysidro Road</b> |
|    | 16LUP-00000-00009                      | (Paul Dan, Planner 568-3573)                                    | Ridgeline: N/A             |

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 15BAR-00000-00240 for **further conceptual review of a new two story single family dwelling, with the first floor being approximately 4,385 square feet, the second floor being approximately 2,640 square feet, a basement of approximately 1,390 square feet, a detached three care garage of approximately 800 square feet, a detached two car garage of approximately 595 square feet, a guesthouse of approximately 800 square feet, a detached cabana of approximately 600 square feet.**

**C-3. 15BAR-00000-00239                      Montecito Village Bathroom Addition                      1482 East Valley Road**  
**15LUP-00000-00488                      (Paul Dan Planner 568-3573)                      Ridgeline: N/A**

Request of, Jeff Gorrell, architect for the owners, Norm Borgatello, Valley Improvement , to consider Case No. 15BAR-00000-00239 for **preliminary/final approval on consent for construction of a 179 square foot public restroom facility attached to an existing building.** The following structures currently exist on the parcel: 9 existing commercial buildings totaling 73,46 square feet. The proposed project will not require grading. The property is a 4.64 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-081 & 011-200-021, located at **1482 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 1/11/16)

**ACTION: Watson moved, seconded by Sharpe and carried by a vote of 6-0 (Eichelberger absent) to drop 15BAR-00000-00239 at the request of MBAR. Please see Agenda Status Update**

**STANDARD AGENDA:**

**1.    Limited Montecito Architectural Guidelines Update**  
**(Julie Harris, Planner 568-3543)**

The primary purpose of the Limited Montecito Architectural Guidelines Update is to provide a focused update of the following five topics that affect community character: (1) Height Definition, (2) Height Measurement Methodology, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Basement Definition, (5) Floor Area Definition. The project will also propose amendments to the Montecito Land Use and Development Code and Article II-Coastal Zoning Ordinance as necessary to provide consistency between the ordinances and the architectural guidelines. (Continued from 5/4/15, 6/1/15, 12/14/15, 1/25/16)

**Long Range Planning Staff:**

**Allen Bell**  
**Julie Harris**

**Public Comment:**

1. Cori Hayman
2. Tom Bollay
3. Victoria Greene

**MBAR Comments:**

1. **Four MBAR members support Option #3 identified by staff for the treatment of basements in FAR calculations (first 800 s.f. + 50% of remainder) due to its simplicity.**
2. **Option #3 would make it easier to compare projects in terms of neighborhood compatibility.**
3. **Two MBAR members support Option #1 identified by staff (proportion of the area of exposed walls) because it is more closely tied to mass, bulk, and scale, with one member in favor of adding greater weight to the front wall.**
4. **One member believes that daylighted basements should be considered a story.**
5. **Support further study on whether attached RSUs can count towards FARs, with at least two members supporting their inclusion in FAR calculations because they contribute to mass, bulk, and scale.**
6. **Support further study of options for addressing detached accessory structures.**