

COUNTY OF SANTA BARBARA



MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of February 23, 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	- Vice 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, Dave Mendro, at 1:00 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
Don Sharpe
Robert Kupiec
Sam Maphis
Dave Mendro

Sharon Foster - Hearing Support
Alex Tuttle - Supervising Planner

COMMITTEE MEMBERS ABSENT: Thiep Cung

NUMBER OF INTERESTED PERSONS: 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. ELECTION OF CHAIR AND VICE CHAIR 2017:

Action: Maphis moved, seconded by Sharpe and carried by a vote of 5-0 (Cung absent Gottsdanker abstained) to elect Claire Gottsdanker Chair of the Montecito Board of Architectural Review Board.

Action: Maphis moved, seconded by Sharpe and carried by a vote of 5-0 (Cung absent Watson abstained) to elect John Watson Vice Chair of the Montecito Board of Architectural Review Board.

III. AGENDA STATUS REPORT:

Item C-3. 16BAR-00000-0020 - Symington Addition & Elevator, 246 Miramar Avenue was dropped from the agenda at the request of the applicant.

Action: Watson moved, seconded by Sharp (absent absent) and carried by a vote of 6-0 to approve the changes to the February 23, 2017.

IV. MINUTES: The Minutes of February 2, 2017 will be considered.

Action: Watson moved, seconded by Sharpe (Cung absent, Gottsdanker abstained) and carried by a vote of 5-0-1 to approve the MBAR minutes of February 2, 2017 as amended.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

John Watson attended the February 7, 2017 Montecito Association Land Use Committee Meeting.

VI. STAFF UPDATE:

Alex Tuttle raised the issue of plans being submitted to the MBAR at the day of the hearing, precluding P&D staff and the public from the opportunity to review the plans in advance of the hearing. Alex Tuttle indicated that this practice presents potential problems if the plans have changed significantly. The issue will be agendized for discussion at a future meeting.

CONSENT AGENDA:

**C-1. 16BAR-00000-00037 Blagden/Ricks Addition/Remodel/New Pool Cabana 1206 Channel Drive
16CDH-00000-00007 (Kathryn Lehr, Planner 568-3560) Ridgeline: N/A**

Request of Brian Banks, agent for the owners, Catherine Blagden & Mary Ricks, to consider Case No. 16BAR-00000-00037 for **final approval on consent of a 561 square foot (square feet) first floor addition, a 186 square feet second story addition, conversion of an existing 205 square feet garage to storage space with an additional 51 square feet of storage space, 25 square feet of new mechanical space, a new generator, demolition of an existing 150 square feet shed, construction of a new 622 square feet pool cabana, new 9'x30' pool and deck as well as renovations on existing landscape and hardscape areas.** The following structures currently exist on the parcel: a two story single family residence of approximately 2,690 square feet (total) an attached garage of approximately 205 square feet and a enclosed patio approximately 159 square feet. The proposed project will require approximately 330 cubic yards of cut and approximately 25 cubic yards of fill. The property is a .33 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-040, located at 1206 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 3/21/16, 4/18/16, 5/2/16, 2/2/17)(Appearance by Danny Longwill & Brian Banks)

Action: Watson moved, seconded by Gottsdanker, and carried by a vote of 6-0 (Cung absent) to grant final approval on consent of 16BAR-00000-00037. (Watson, Gottsdanker and Maphis present for the consent items)

C-2. 16BAR-00000-00235 Halbreich Addition and Remodel 1988 East Valley Road
16LUP-00000-00597 (Kathryn Lehr, Planner 568-3560) Ridgeline: N/A

Request of Warner Group Architects, Inc., architect for the owners, Jeremy & Nancy Halbreich, to consider Case No.16BAR-00000-00235 for **final approval on consent of the enclosure of an existing balcony of approximately 56 square feet, a new 67 square foot balcony, interior renovations, new windows and exterior doors on the existing residence as well as over 3,000 square feet in renovated landscaping. The proposed project also includes the addition of a 84 square foot trellis over the accessory structure entry way and minor interior renovations.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,230 square feet, a basement of approximately 1,041 square feet, an attached garage of approximately 611 square feet and an accessory structure of approximately 889 gross square feet. The proposed project will require approximately < 50 cubic yards of cut and no fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-023, located at **1988 East Valley Road** in the Montecito area, First Supervisorial District.(Continued from 12/19/16, 2/2/17)(Appearance by Chris Richards & Neill Shrieder)

Action: Watson moved, seconded by Gottsdanker, and carried by a vote of 5-0-1 (Cung absent, Maphis abstained) to grant final approval on consent of 16BAR-00000-00037. (Watson and Gottsdanker present for the consent items)

C-3. 16BAR-00000-00208 Symington Addition & Elevator 246 Miramar Avenue
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)

Action: Watson moved, seconded by Sharpe, and carried by a vote of 6-0 (Cung absent) to drop 16BAR-00000-00208 from the agenda at the request of the applicant. Please see Agenda Status Update.

DISCUSSION ITEM

1. The Montecito Architectural Guidelines Limited Update, Phase II
(Julie Harris, Planner 568- 3543, 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 number of detached accessory structures on residential parcels in Montecito. The project will propose amendments to the guidelines. Staff is seeking MBAR's initial comments before preparing any formal recommendations.

Public Comments:

1. Jim Pruitt
2. Cori Hayman
3. Tom Bollay
4. Ken Mineau

MBAR Comments:

1. **MBAR is most concerned with establishing guidelines for addressing total aggregate building development areas.**
2. **Concerned with loggias and covered porches that add mass but are not included in FAR calculations.**
3. **Current height guidelines are adequate.**
4. **Unclear if residential second units count towards the baseline square footage when assessing new development after a RSU/ADU has been approved.**

STANDARD AGENDA:

PRELIMINARY APPROVAL

2. **17BAR-00000-00005 Miramar Hotel Architectural Changes 1555 South Jameson Lane**
17SCD-00000-00003 (Nicole Lieu, Planner 886-8068) Ridgeline: N/A

Request of Bryce Ross, agent for the owners, Miramar Acquisition Co., LLC, to consider Case No. 17BAR-00000-00005 for **preliminary/final approval of architectural changes to the family pool activities building (a reduction in 444 net square feet)**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8.06 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-371-004, located at **1555 South Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 2/2/17)(Appearance by Ken Mineau & Bryce Ross)

Sharpe moved, seconded by Kupiec and carried by a vote of 6-0 (Cung absent) to grant preliminary/final approval to 17BAR-00000-00005 as submitted.

CONCEPTUAL REVIEW

3. **17BAR-00000-00017 Atkinson New Cabana, Two Story Detached Garage,
Exercise Room and Covered Pavilion 800 Riven Rock Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, David & Cathy Atkinson, to consider Case No. 17BAR-00000-00017 for **conceptual review of a cabana of approximately 347 square feet with an attached covered pavilion of approximately 443 square feet, a two story detached accessory structure, with the first floor being a garage of approximately 763 square feet and the second floor being the exercise room of approximately 384 square feet**. The following structures currently exist on the parcel: a single family residence of approximately 3,600 square feet, a stable of approximately 672 square feet. The proposed project will require approximately 350 cubic yards of cut and approximately 350 cubic yards of fill or will not require grading. The property is a 3.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-001, located at **800 Riven Rock Lane** in the Montecito area, First Supervisorial District.(Appearance by Tom Ochsner, Dave & Cathy Atkinson)

MBAR Comments:

1. **Scale and siting seem appropriate.**
2. **Need to show existing/proposed landscape screening at cabana.**
3. **Stacking of gym above garage seems appropriate.**

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

4. 17BAR-00000-00007 **Fuss New Garage, Garage Conversion,
New Cabana and Attached Covered Patio** 175 Olive Mill Lane
(No Planner Assigned) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. & Mrs. Stuart Fuss, to consider Case No. 17BAR-00000-00007 for **conceptual review of a new garage of approximately 1,090 square feet a garage conversion of approximately 534 square feet, a new cabana of approximately 698 square feet and an attached covered patio of approximately 534 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,022 square feet and an attached garage of approximately 534 square feet. The proposed project will not require grading. The property is a 1.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-0170-080, located at **175 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Appearance by Sophie Calvin & Stewart Fuss)

MBAR Comments:

1. **One member cannot support the FAR exceedence.**
2. **Need to review attic plan and show on plans.**
3. **Other members are supportive of additions.**
4. **FAR exceedence seems compatible with neighborhood.**
5. **Project seems well screened.**

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

5. 17BAR-00000-00011 **Future Value Construction Inc. New Single Family
Dwelling and Attached Garage** 262 East Mountain Drive
(No Planner Assigned) Ridgeline: N/A

Request of Brian Banks, agent for the owners, Future Value Construction, Inc., to consider Case No. 17BAR-00000-00011 for **conceptual review of a new single family dwelling of approximately 2,465 square feet, an attached garage of approximately 484 square feet and a basement of approximately 1,390 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 165 cubic yards of cut and approximately 880 cubic yards of fill. The property is a 1.17 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-026, located at **262 East Mountain Drive** in the Montecito area, First Supervisorial District.(Brian Banks, Marc Whitman, Chuck Thomason)

MBAR Comments:

1. **Site visit required to better understand the site before comments can be made.**

The project received comments only. (Cung absent) The project may return for further conceptual review with a site visit.

6. 17BAR-00000-00012 **Future Value Construction Inc. New Single Family
Dwelling and Attached Garage** 266 East Mountain Drive
(No Planner Assigned) Ridgeline: N/A

Request of Brian Banks, agent for the owner, Future Value Construction Inc., to consider Case No. 17BAR-00000-00012 for **conceptual review of a new single family dwelling of approximately 2,905 square feet, an attached garage of approximately 832 square feet and a basement of approximately 1,185 square feet.** No structures currently exist on the parcel. The proposed project will require

approximately 900 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 1.08 acre foot parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-025, located at **266 East Mountain Drive** in the Montecito area, First Supervisorial District.(Appearance by **Brian Banks, Marc Whitman, Chuck Thomason**)

Public Comments:

1. Trace Robinson

MBAR Comments:

1. Appreciates setting residence into the slope.
2. Nice project.
3. Site visit required.

The project received comments only. (Cung absent) The project may return for further conceptual review with a site visit.

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|----|--------------------------|--|-----------------------------|
| 7. | 14BAR-00000-00152 | Sturgess Demo/New Two Story Single Family Dwelling,
Attached Garage & Detached Garage | 1473 Edge Cliff Lane |
| | 14CDH-00000-00031 | (J. Ritterbeck, Planner, 568-3509) | Ridgeline: N/A |

Request of Laurel Perez, agent for the owners, Thomas & Heather Sturgess, to consider Case No. 14BAR-00000-00152 for **further conceptual review of a new two story single family dwelling, with the first floor being approximately 3,138 square feet, the second floor being approximately 1,910 square feet, a basement of approximately 3,948 square feet, an attached garage of approximately 746 square feet** The following structures currently exist on the parcel: a two story single family dwelling of approximately 1,234 square feet (to be demolished) and a detached garage of approximately 605 square feet (to be demolished), and a detached accessory structure of approximately 81 square feet (to remain). The proposed **project would require** approximately 2,800 cubic yards of cut and approximately 300 cubic yards of fill, with 2,500 cubic yards of export. The property is a 0.65-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 009-360-050 and -052, located at 1473 Edge Cliff Lane in the Montecito area, First Supervisorial District. (Continued from 8/10/15, 8/24/15, 9/14/15, 10/12/15, 10/24/16)(Appearance by **Laurel Perez, Kevin Clark**)

Public Comment:

1. Dolly Granatelli - Letter

MBAR Comments:

1. Need update of FAR calculations and neighborhood compatibility.
2. Nice architecture.
3. Improvement over prior design.
4. Need to document landscape height along west property line (existing vs. proposed).
5. Need to review gazebo in side setback.
6. Appreciates removal of garage in front yard setback.
7. Nice articulation with ins and outs to break up the massing.
8. Need to ensure adequate screening on west property line instantly upon planting.
9. Study balance of landscaping with moving bird of paradise all to the east side of site.
10. One member opposed to removal of all the existing landscape on the west side of the property.

The project received comments only. (Cung absent, Mendro recused) The project may return for further conceptual review.

8. 16BAR-00000-00199 Miller Cabana 131 La Vereda Road
16CDP-00000-00078 (Tammy Weber Planner 568-3017) Ridgeline: N/A

Request of Katie Moses, RRM Design Group, agent for the owners, Marshall & Amy Miller, to consider Case No. **16BAR-00000-00199** for a **further conceptual/preliminary approval of new cabana of approximately 450 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,788 square feet and an attached garage of approximately 482 square feet. The proposed project will not require grading. The property is a .41 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-251-008, located at **131 La Vereda Road** in the Montecito area, First Supervisorial District. (Continued from 11/7/16) (Appearance by Katie Moses, Rob Maday, Marshall & Amy Miller)

MBAR Comments:

1. Wall around pool equipment should be at least five feet.
2. Nice landscape plan.
3. Consider roof over pool equipment.

Action: Maphis moved, seconded by Sharpe and carried by a vote of 6-0 (Cung absent) to grant preliminary approval of 16BAR-00000-00199. The project can return for final approval on consent with the planner's approval.

9. 16BAR-00000-00195 Kranz Addition & Remodel 1931 Boundary Drive
16LUP-00000-00544 (J. Ritterbeck Planner 568-3509) Ridgeline: N/A

Request of The Warner Group architect for the owners, Thomas & Travis Kranz, to consider Case No. 16BAR-00000-00195 for **further conceptual /preliminary approval of an addition of approximately 171 square feet to the existing garage, an addition of approximately 82 square feet of covered balcony, replace an existing pool of approximately 561 square feet with a new one of approximately 480 square feet, replace an existing covered patio of approximately 267 square feet with a new one of approximately 402 square feet and replace a brick paved back yard with new lawn and landscaping.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,385 and an attached garage of approximately 171 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-007, located at **1931 Boundary Drive** in the Montecito area, First Supervisorial District. (Continued from 10/24/16) (Appearance by Joe Reeves & Jimmy Hallow)

Action: Watson moved, seconded by Kupiec, and carried by a vote of 6-0 (Cung absent) to grant preliminary approval of 16BAR-00000-00195. The project may return for final on consent with the planner's approval.

PRELIMINARY APPROVAL

10. 16BAR-00000-00245 Duchen Two Story New Single Family Dwelling and Attached Garage 720 Riven Rock Road
16LUP-00000-000245 (Eric Graham Planner 568-2073) Ridgeline: N/A

Request of Brian Banks, agent for the owner, Paul Duchen, to consider Case No. 16BAR-00000-000245 for **preliminary/final approval of a new two story single family dwelling, with the first floor being approximately 1,953 square feet, the second story being approximately 1,224 square feet and an attached garage of approximately 645 square feet.** There are no structures currently exist on the parcel. The proposed project will require approximately 425 cubic yards of cut and approximately 100 cubic yards of fill or will not require grading. The property is a 3.05acre parcel zoned 3-E-1 and shown as

Assessor's Parcel Number 011-090-049, located at **720 Riven Rock Road** in the Montecito area, First Supervisorial District. (Continued from 1/12/17)(Appearance by Robert Senn, Brian Banks)

MBAR Comments:

1. Windows and doors seem squished. Headers could be increased an additional foot.
2. Nice project.

Action: Kupiec moved, seconded by Mendro, and carried by a vote of 5-0-1 (Cung absent, Maphis abstained) to grant preliminary/final approval of 16BAR-00000-00245 with the applicant granted permission to raise some or all of the door/window headers up to one additional foot.

11. **16BAR-00000-00240 Large Addition, New Garage and Deck Addition 410 Hot Springs Road**
16LUP-00000-00579 (Joe Dargel Planner 568-3573) Ridgeline: N/A

Request of Bryan Pollard, architect for the owner, Laurie Large, to consider Case No. 16BAR-00000-00240 for **preliminary/final approval of an addition of approximately 337 square feet to the existing single family dwelling, a new attached garage of approximately 393 square feet and new decking area of approximately 605 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,575 square feet and two storage buildings of approximately 144 and 432 square feet. The proposed project will not require grading. The property is a .91 acre parcel zoned E-1 and shown as Assessor's Parcel Number 009-060-076, located at **410 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/12/16) (Appearance by Bryan Pollard)

Action: Mendro moved, seconded by Sharpe, and carried by a vote of 6-0 (Cung absent) to grant preliminary/final approval of 16BAR-00000-00240 as submitted.

FINAL APPROVAL

12. **14BAR-00000-00218 Leonard New Single Family Dwelling**
Attached Garage, Wine Cellar & Cabana 495 East Mountain Drive
15LUP-00000-00347 (Sean Herron, Planner 568-3510) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Mr. & Mrs. Leonard, to consider Case No. 14BAR-00000-00218 for **final approval of a new two-story single family dwelling with a 3,109 net (3,945 gross) sq. ft. upper living level and 739 net (808 gross) sq. ft. lower living level (3,848 net sq. ft. total), an attached garage of approximately 757 net square feet, an attached pool cabana of approximately 720 net (800 gross) square feet, and an attached wine cellar of approximately 270 net (300 gross) square feet.** The proposed project will require approximately 2,000 cubic yards of cut and approximately 3,000 cubic yards of fill. No mature native or specimen trees are proposed for removal. Six oak saplings are proposed to be relocated onsite. The property is a 0.89-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-050, located at 495 East Mountain Drive in the Montecito Community Plan area, First Supervisorial District. (Continued from 10/12/15 and 4/4/16)(Appearance by Tom Ochsner)

Public Comments:

1. Gary Nicholson
2. John/Bobbie Kinnear

MBAR Comments:

1. Landscaping is sufficient to screen headlights.
2. Add canopy tree (48-inch box arbutus) to screen bathroom window on west elevation.
3. Add wing walls to relocated AC units on neighbors' side on both the east and west locations.

Action: Watson moved, seconded by Mendro, and carried by a vote of 6-0 (Cung absent) to grant final approval of 14BAR-00000-00218. (Appearance by Danny Longwill, Brian Banks & Nick Ferrell)

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Sharpe, and carried by a vote of 6-0 to (Cung absent) that the meeting be adjourned until 1:00 P.M. on Thursday, March 9, 2017 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:17 P.M.