

# COUNTY OF SANTA BARBARA



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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of April 25, 2011**

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

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Dave Mendro	
Marsha Zilles	Anthony Spann - <b>Chair</b>
Bill Palladini	Don Nulty - <b>Vice Chair</b>
Sam Maphis	Sharon Foster - <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy - <b>Supervising Planner</b>

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The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Donald Nulty, at 3:00P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Dave Mendro  
Bill Palladini  
Donald Nulty - Vice Chair  
Derrick Eichelberger  
Sharon Foster - MBAR Secretary  
Anne Almy - Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Anthony Spann - Chair  
Sam Maphis  
Marsha Zilles

**REPORTERS:** None

**NUMBER OF INTERESTED PERSONS:** 12

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:**

**Consent item #2, 281 Hot Springs, LLC Roof, Landscape and Driveway Changes, 11BAR-00000-00038, was continued to the May 9, 2011 MBAR meeting due to a lack of a quorum.**

**III. MINUTES:** Mendro moved, seconded by Palladini and carried by a vote of 4-0 (Spann, Zilles & Maphis absent) to approve the Minutes of April 11, 2011 as amended.

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None

**V. STAFF UPDATE:** None

**CONSENT AGENDA:**

- |             |                          |  |                           |
|-------------|--------------------------|--|---------------------------|
| <b>C-1.</b> | <b>11BAR-00000-00029</b> | <b>Howe Addition/Remodel,<br/>Garage Conversion and New Pool</b> | <b>965 Brooktree Lane</b> |
|             | 11LUP-00000-00092        | (Brian Banks, Planner 568-3559)                                  | Ridgeline: Urban          |

Request of Tom Smith, architect for the owner, Michael Howe, to consider Case No. 11BAR-00000-00029 for **final approval on consent of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet into living space, new covered patio and deck, new front patio area with new pool and retaining walls of 4 feet, new motor court with retaining wall of 8 feet at the rear of the property. The project includes an exterior remodel from wood siding to plaster and stone, a new tile roof, and a new entry gate.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 257 square feet, the second floor being approximately 2,714 square feet and an attached garage of approximately 483 square feet. The proposed project approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-012, located at **965 Brooktree Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/11, 4/11/11)

**ACTION: Palladini moved, seconded by Mendro and carried by a vote of 4-0 (Spann, Maphis, Zilles absent) to grant final approval on consent of 11BAR-00000-00029.**

- |             |                          |  |                             |
|-------------|--------------------------|--|-----------------------------|
| <b>C-2.</b> | <b>11BAR-00000-00038</b> | <b>281 Hot Springs, LLC<br/>Roof, Landscape and Driveway Changes</b> | <b>281 Hot Springs Road</b> |
|             | 11LUP-00000-00119        | (Brian Banks, Planner 568-3559)                                      | Ridgeline: N/A              |

Request of Don Nulty, architect for the owners, 281 Hot Springs, LLC, to consider Case No. 11BAR-00000-00038 for **preliminary/final approval on consent of a new driveway and entry gates, existing entry walls to be raised from 6 feet to 8 feet, a new tennis court to replace the existing sportcourt, replace existing pool with a new configuration, a new gable roof on the master bathroom and new window changes and remove previously approved doors to the media room.** The following structures currently exist on the parcel: a two story residence of approximately 5275 square feet total, a detached garage of approximately 486 square feet (to be demolished) an detached accessory structure of approximately 800 square feet (to be demolished), a kitchen addition of approximately 104 square feet, mud room addition of approximately 157 square feet and family room of approximately 396 square feet. 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 4/11/11)

**ACTION: Palladini moved, seconded by Eichelberger, and carried by a vote of 4 to 0 (Spann, Maphis & Zilles absent) to continue 11BAR-00000-00038 to the MBAR meeting of May 9<sup>th</sup>, See Agenda Status Report.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS. None**

**VI. STAFF UPDATE: None**

**STANDARD AGENDA:**

**TEA FIRE PROJECTS**

**Tea Fire**

- |           |                          |  |                               |
|-----------|--------------------------|--|-------------------------------|
| <b>1.</b> | <b>11BAR-00000-00042</b> | <b>Steven's Revised New Single Family Dwelling and Attached Garage</b> | <b>70 West Mountain Drive</b> |
|           | 11RVP-00000-00027        | (Veronica Lanz Planner, 568-2013)                                      | Ridgeline: N/A                |

Request of Dustin Stephens, architect for the owners, Sean Stevens, to consider Case No. 11BAR-00000-00042 for a **revised final approval to reduce the previously approved square footage of a single family dwelling from 1,601 square feet to 1,376 square feet, and reduce the basement/garage from 841 square feet to 434 square feet.** The following structures currently exist on the parcel: Vacant (Tea Fire Rebuild). No grading changes are proposed. The property is a 6.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-024, located at **70 West Mountain Drive** in the Montecito area, First Supervisorial District.

**Public speaker:**  
Kellam DeForest

**ACTION: Mendro moved, seconded by Palladini and carried by a vote of 4-0 (Spann, Nulty & Zilles absent) to grant revised final approval of 11BAR-00000-00042.**

**Tea Fire**

- |           |                          |                                    |                                |
|-----------|--------------------------|------------------------------------|--------------------------------|
| <b>2.</b> | <b>11BAR-00000-00046</b> | <b>Moseley Accessory Structure</b> | <b>269 East Mountain Drive</b> |
|           | 11LUP-00000-00129        | (Brian Banks, Planner 568-3559)    | Ridgeline: N/A                 |

Request of Carla Moseley, owner, to consider Case No. 11BAR-00000-00046 for **conceptual review of two as-built accessory structures consisting of a barn of approximately 749 square feet and hay barn of approximately 198 square feet.** The following structures currently exist on the parcel: vacant (dwelling and artist studio destroyed by Tea Fire). The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-025, located at **269 East Mountain Drive** in the Montecito area, First Supervisorial District.

**Public Comment:**  
Kellam De Forrest  
Stephen Sherrill

**MBAR Comments:**

- 1. No design concern about structures.**
- 2. Concerned about odors: planner to advise applicant on animal waste management. Return for preliminary/final reviews before the full board.**

**The project received comments only. The project may return for preliminary/final approval with the approval of the planner. (Spann, Maphis & Zilles absent from the discussion)**

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|-----------|--------------------------|---|-----------------------------|
| <b>3.</b> | <b>10BAR-00000-00148</b> | <b>Walters Living Trust Fence &amp; Trellis</b> | <b>365 Hot Springs Road</b> |
|           | 10LUP-00000-00393        | (J. Ritterbeck, Planner 568-3509)               | Ridgeline: N/A              |

Request of Jennifer Foster, agent for the owners, Christy Kolva, to consider Case No. 10BAR-00000-00148 for **preliminary approval of an unpermitted fence with a garden accessory trellis of approximately 145 square feet.** The following structures currently exist on the parcel: a single family dwelling, an attached garage and an accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/10, 11/8/10)



**Public Comments:**

Brad & Nicole Stevens  
Kellam DeForest

**MBAR Comments:**

- 1. Concern about neighborhood context: siting of existing houses on adjacent lots and topography.**
- 2. MBAR requires a site visit with story poles before being able to comment on appropriateness of size, bulk, scale and height.**
- 3. If applicant chooses to add a garage into the project, the garage should be story poled as well.**
- 4. Re., land use: neighbors are concerned about adequacy of the existing parking situation and also about parking during construction.**

**The project may return for further conceptual review following the application for a LUP, input from a planner, and a MBAR site visit with story poles. (Spann, Maphis & Zilles absent from the discussion)**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Eichelberger moved, seconded by Mendro, and carried by a vote of 4 to 0 (Spann, Maphis & Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, May 9, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:30 P.M.