

# COUNTY OF SANTA BARBARA



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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 10, 2017

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

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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 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:

Claire Gottsdanker - Chair  
Don Sharpe  
John Watson - Vice Chair  
Sam Maphis  
Robert Kupiec  
Dave Mendro  
Thiep Cung

Sharon Foster - Hearing Support Supervisor  
Alex Tuttle - Supervising Planner

### COMMITTEE MEMBERS ABSENT: None

### NUMBER OF INTERESTED PERSONS: 30

### ADMINISTRATIVE AGENDA:

#### I. PUBLIC COMMENTS: None

#### II. AGENDA STATUS REPORT: Item 3- Grossman New Two Story Single Family Dwelling, Garage and Guest House had the acreage, cut and fill amounts added to the project description.

**Action: Gottsdanker moved, seconded by Mendro (Maphis absent, Cung abstained) and carried by a vote of 5-0-1 to approve the changes to the August 10, 2017 MBAR agenda.**

#### III. MINUTES: The Minutes of July 27, 2017 will be considered.

**Action: Watson moved, seconded by Mendro (Maphis absent, Cung abstained) and carried by a vote of 5-0-1 to approve the MBAR minutes of July 27, 2017 as amended.**

#### 2. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None

2. **STAFF UPDATE:** None

**STANDARD AGENDA:**

2. **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*. The draft amendments will limit the size and/or number of detached accessory structures on residential parcels in Montecito by addressing the cumulative floor area of all detached accessory structures on a lot. 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 Comment:**

1. Charlene Nagel
2. Tom Bollay

**MBAR Comments:**

1. Prefer flexibility in designing projects within maximum floor area.
2. Prefer graduated scale over stepped scale for floor area for accessory structures.
3. One member thinks open structures (e.g. pergolas, lanais, etc.) should be counted towards floor area in some manner.
4. Support overall maximum floor area and give flexibility on how to divvy it up between main house and accessory structures.
5. Would like garages and ADUs incorporated.
6. Would like Long Range Planning staff to compare their recommended approach against the Montecito Association's approach.

The project received comments only.

**CONCEPTUAL REVIEW**

2. **17BAR-00000-00119** **Hayduk New Two Story Single Family Dwelling** **211 Boeske Parkway**  
**Attached Garage & Pool Cabana**  
(No Planner Assigned) Ridgeline: N/A

Request of Rick Starnes, agent for the owners, Mr. & Mrs. Ronald Hayduk, to consider Case No. 17AR-00000-00119 conceptual review of a new two story single family dwelling, with the first floor being approximately 2,302 square feet, the second story being approximately 1,683 square feet and an attached garage of approximately 812 square feet and a pool cabana of approximately 798 square feet. There are currently no structures on the parcel. The proposed project will require approximately 120 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.55 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-007, located at 211 Boeske Parkway in the Montecito area, First Supervisorial District. (Appearance by Rick Starnes, Mr. & Mrs. Hayduk)

**Public Comments:**

1. Bob Jenkins
2. Dorinne Lee Johnson

**MBAR Comments:**

1. **Get preliminary approval through Ennisbrook or come back with site visit and story poles.**
2. **Nice project.**
3. **Okay with more contemporary style and would support freedom of design.**
4. **Design should be unified – select single style.**
5. **Show adjacent structures on site plan.**

**The project received comments only. (Cung absent) The project may return for further conceptual review with the planner's approval.**

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|--------------------------|---|
| <b>3.</b>                | <b>Grossman New Two Story Single Family Dwelling</b>                    |
| <b>17BAR-00000-00121</b> | <b>Detached Garage &amp; Guest House 1389 Oak Creek Canyon Road</b>     |
|                          | (No Planner Assigned) <span style="float: right;">Ridgeline: N/A</span> |

Request of Brian Banks, agent for the owners, Eric Grossman & Laura Goodstein, to consider Case No. 17BAR-00000-00121 conceptual review **of a new two story single family dwelling, with the first floor being approximately 2,055 square feet, the second story being approximately 2,582 square feet, an attached garage of approximately 479 square feet and a guest house of approximately 529 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 3000 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 6.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-280-021 & 011-280-010, located at **1389 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Appearance by Brian Banks, Laurie Romano, Hoe Hanson, Laura Goodstein)

**MBAR Comments:**

1. **Refine details and overhangs and openings.**
2. **Challenging site.**
3. **Nice architecture.**
4. **Concerned with massing as viewed from the south.**
5. **Need 3D rendering, model or photo simulations, or extensive story polling.**
6. **Explore extending landscaping beyond envelope.**
7. **Need tree screening on east and west.**
8. **Need more explanation on grading.**

**The project received comments only. The project may return for further conceptual review.**

- |                          |                                |                           |
|--------------------------|--------------------------------|---------------------------|
| <b>4.</b>                | <b>Coe Addition</b>            | <b>498 Live Oaks Road</b> |
| <b>17BAR-00000-00124</b> |                                |                           |
| 17LUP-00000-00271        | (Joe Dargel, Planner 568-3573) | Ridgeline: N/A            |

Request of Tom Henson, agent for the owners, Nick & Anna Coe, to consider Case No. 17BAR-00000-00124 for **conceptual review of the conversion of an existing attached garage (approximately 432 square feet) into habitable space, a second story addition of approximately 625 square feet, construction of a new attached garage approximately 484 square feet in size, and relocation of existing pool equipment and accessory structure. The proposed additions would not exceed the existing maximum height of 24 feet. Less than 50 cubic yards of grading is proposed and no trees or native vegetation are proposed for removal.** The project would result in a 3,798 square foot two-story single family dwelling, 570 square foot guest house, and 130 square foot pool equipment house. The

property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-410-011, located at **498 Live Oaks Road** in the Montecito area, First Supervisorial District.(Appearance by Tom Henson)

**MBAR Comments:**

1. Nice project.
2. Document hedging along east side.

**The project received comments only. The project may return for preliminary/final approval with the planner's approval.**

<b>5. 17BAR-00000-00126</b>	<b>Kohansamad New Single Family Dwelling Attached Garage and Basement</b>	<b>903 Park Lane</b>
17LUP-00000-00282	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Tom Meaney, architect for the owners, Albert & Lucy Kohansamad, to consider Case No. 17BAR-00000-00126 conceptual review **a of new single family dwelling of approximately 7,800 square feet (3,850 square foot upper story and 3,950 square foot partially underground basement), and an attached garage of approximately 966 square feet, and approximately 900 square feet of covered terraces & porches. The calculated FAR for the project would be 7,966 square feet, or 141% of the maximum recommended floor area.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,368 square feet (to be demolished). The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 1.79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-056, located at **903 Park Lane** in the Montecito area, First Supervisorial District.(Appearance by Tom Meaney)

**Public Comment:**

1. Thomas Bilek
2. Dorinne Johnson

**MBAR Comments:**

1. Nice project, site planning and architecture.
2. Site visit with story poles requested.
3. Develop landscape plan.

**The project received comments only. The project may return for further conceptual review with site visit and story poles.**

<b>6. 17BAR-00000-00128</b>	<b>Ford Addition and New Attached Garage</b>	<b>1180 Garden Land</b>
17LUP-00000-00288	(Joe Dargel, Planner 568-3573)	Ridgeline: N/A

Request of Dylan Henderson, architect for the owner, Doug Ford, to consider Case No. 17BAR-00000-00128 conceptual review **of an addition of approximately 272 square feet to the existing single family dwelling and a new attached garage of approximately 748 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,232 square feet and an existing guest house of approximately 399 square feet. The proposed project will not require grading. The property is a 1.54 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-016, located at **1180 Garden Lane** in the Montecito area, First Supervisorial District.( Appearance by Dylan Henderson, Susan Raymond)

**MBAR Comments:**

1. Concerned with site planning and visibility of cars – study alternative options.
2. Nice addition.

**The project received comments only. The project may return for preliminary/final approval with the planner's approval.**

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|-----------|--------------------------|---------------------------------|--------------------------------|
| <b>7.</b> | <b>17BAR-00000-00127</b> | <b>Miramar Hotel Revisions</b>  | <b>1555 South Jameson Lane</b> |
|           | 17LUP-00000-00286        | (Nicole Lieu, Planner 884-8068) | Ridgeline: N/A                 |
|           | 17SCD-00000-00041        |                                 |                                |

Request of Bryce Ross, agent for the owner, Miramar Acquisition Co. LLLC, to consider Case No. 17BAR-00000-00127 **conceptual review, preliminary & final approval of the removal, from the previously permitted plans, of a theater building of approximately of approximately 2,807 square feet to be replaced with a guest services retail building of approximately 1,867 square feet..** The following structures currently exist on the parcel: previously permitted Miramar Hotel currently under construction. The proposed project will not require grading. The property is an 8.06 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-371-007 (formerly Parcel Numbers 009-371-004 & 009-371-003), located at **1555 South Jameson Lane** in the Montecito area, First Supervisorial District.  
(Bryce Ross, Ken Mineau)

**MBAR Comments:**

1. South and east elevation could be better unified in terms of proportions of window breakups.
2. One member suggests changes to the entry.
3. Describe landscaping in foreground.

**Action: Watson moved, seconded by Maphis, and carried by a vote of 6-0 (Kupiec absent,) to grant preliminary approval of 17BAR-00000-00127. The project may return for final approval on consent with the planner approval.**

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|-----------|--------------------------|--|----------------------|
| <b>8.</b> | <b>16BAR-00000-00224</b> | <b>Johnson New Single Family Dwelling<br/>Attached Garage &amp; New Pool</b> | <b>871 Park Lane</b> |
|           | 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 structures will require approximately 838 cubic yards of cut and 122 cubic yards of fill-and the proposed access road will require 501 cubic yards of cut and 2,309 cubic yards of fill. 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, 7/6/17)( William Hefner, Darren Andre,

**Public Comment:**

1. Dorinne Johnson

**MBAR Comments:**

1. Incorporating greenery into retaining walls is critical.
2. Important to retain boulders.
3. Nice site planning.
4. Pull back second story on east wing.
5. Support breaking up western retaining wall – look to reduce the need for a railing.
6. Study lowering the garage.

7. Consider boulder retaining wall on west end.
8. Study views of walls from the trail.

The project received comments only. The project may return for further conceptual review.

9. **Rudd/Gerlach New Two Story Single Family Dwelling, Attached Garage**  
**17BAR-00000-00036**                      **New Pool & Three Subterranean Basements**                      **445 Nicholas Lane**  
16LUP-00000-00344                      (Sean Stewart Planner 568-2517)                      Ridgeline: N/A

Request of Brian Banks, agent for the owners, Charles Rudd & Inken Gerlach, to consider Case No. 17BAR-00000-00036 for **further conceptual review of a new two story single family dwelling, with the first floor being approximately 2,926 square feet, the second floor being approximately 1,685 square feet, an attached garage of approximately 732 square feet and 3 fully subterranean basements totaling approximately 2,135 square feet.** The following structures currently exist on the parcel: a single family dwelling with an attached garage of approximately 2,384 square feet total, to be demolished. The proposed project will require approximately 1,650 cubic yards of cut and approximately 1,080 cubic yards of fill. The property is a .95 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 013-210-058, located at **445 Nicholas Lane** in the Montecito area, First Supervisorial District (Continued from 4/6/17)(Brian Banks, Kas Seefield, Charles Rudd)

**MBAR Comments:**

1. Nice project.
2. Building materials need to be non-reflective, including fascia board.
3. Study breaking up horizontal roof plane or bringing elements forward/backward.
4. Study retaining wall heights and above and below screening.
5. Study roof drainage and downspouts.

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

**PRELIMINARY APPROVAL**

10. **17BAR-00000-00091**                      **Galkin Addition**                      **3155 Eucalyptus Hill Road**  
17LUP-00000-00206                      (Tammy Weber, Planner 568-3017)                      Ridgeline: N/A

Request of Michelle McToldridge, architect for the owners, Derek & Jenna Galkin, to consider Case No. 17BAR-00000-00091 for **preliminary/final approval of an addition of approximately 643 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,080 square feet with an attached garage of approximately 461 square feet and an accessory structure of approximately 330 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre foot parcel zoned 2-E-1and shown as Assessor's Parcel Number 013-180-008, located at **3155 Eucalyptus Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/22/17)(Appearance by Michelle McToldridge)

**MBAR Comments:**

1. No comments.

**Action: Cung moved, seconded by Watson, and carried by a vote of 5-0 (Kupiec and Sharpe absent) to grant preliminary/final approval of 17BAR-00000-00091 as submitted.**

	<b>La Paz Trust New Accessory Structure</b>	
<b>11.</b>	<b>Outdoor Kitchen, Pergola &amp; Spa</b>	<b>253 Santa Rosa Lane</b>
<b>17BAR-00000-00021</b>	(Sean Stewart, Planner 568-2517)	Ridgeline: N/A
<b>17CDP-00000-00026</b>		

Request of Cearnal Collective, architect for the owners, La Paz Trust, to consider Case No. 17BAR-00000-00021 for **preliminary approval of a new accessory structure, an outdoor kitchen area with a pergola of approximately 318 square feet and a spa of approximately 192 square feet, the existing 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. (Continued from 3/9/17)(Appearance by Brian Cearnal & Natalie Greenside)

**MBAR Comments:**

**1. No comments.**

**Action:** Cung moved, seconded by Maphis, and carried by a vote of 5-0 (Kupiec & Sharpe absent) to grant preliminary approval of 17BAR-00000-00021. The project may return for final approval on consent with the planner's approval.

	<b>Brooktree S.B., LLCN</b>	
<b>12.</b>	<b>Addition and New Attached Garage</b>	<b>950 Brooktree Road</b>
<b>17BAR-00000-00105</b>	(Tammy Weber, 568-3017)	Ridgeline: N/A
<b>17LUP-00000-00284</b>		

Request of Steve Morando, agent for the owner, Brooktree S.B. LLC, to consider Case No. 17BAR-00000-00105 for **preliminary/final approval 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. (Continued from 7/6/17)(Appearance by Mark Morando, for Steve Morando & Amanda Lee)

**MBAR Comments:**

**1. No comments.**

**Action:** Maphis moved, seconded by Watson, and carried by a vote of 6-0 (Kupiec absent) to grant preliminary approval of 17BAR-00000-000105. The project may return for final approval on consent with the planner's approval.

**FINAL APPROVAL**

13. **15BAR-00000-00158**                      **Young Addition and Remodel**      **645 Romero Canyon Road**  
15LUP-00000-00407                      (Sean Stewart, 568-2517)                      Ridgeline: N/A

Request of John Watson, architect for the owners, Don & Caroline Young, to consider Case No. 15BAR-00000-00158 for **final approval of an addition of approximately 1,002 square feet to the existing single family dwelling, demolition of 250 square feet of decks, and construction of a new 467 square foot deck.** The following structures currently exist on the parcel: a single family dwelling of approximately 971 square feet and a studio of approximately 347 square feet (to be demolished). The proposed project will not require grading. The property is a .16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-007, located at **645 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 9/14/15, 9/26/16)(Appearance by Steve Fort)

**MBAR Comments:**

1. No comments.

**Action: Sharpe moved, seconded by Mendro, and carried by a vote of 5-0-1 (Kupiec absent, Watson recused) to grant final approval of 15BAR-00000-000158.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Sharpe moved, seconded by Mendro, and carried by a vote of 5 to 0 (Kupiec & Watson absent) that the meeting be adjourned until 1:00 P.M. on Thursday, August 24, 2017 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:40 P.M.