



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 7, 2008**

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

Marsha Zilles Anthony Spann - **Chair**
Michele Michaelson Don Nulty - **Vice Chair**
Raymond Ketzell Jason Moore - **MBAR Secretary**
Sam Maphis June Pujo - **Supervising Planner**
Peter Edwards

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:11 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Anthony Spann - Chair
Marsha Zilles
Michele Michaelson
Raymond Ketzell
Donald Nulty - Vice Chair
Sam Maphis
Peter Edwards
Jason Moore - MBAR Secretary
June Pujo - Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

J. Ritterbeck, Planner, Development Review South
Eric Gage, Planner, Development Review South
Errin Briggs, Planner, Development Review South
David Villalobos, Board Assistant Supervisor
Leticia Rodriguez, Board Assistant Specialist

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 16.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Michaelson moved, seconded by Edwards and carried by a vote of 6 to 0 (Nulty absent) to adopt the following changes to the agenda:

- Item No. C-4 – Misfeldt Minor Addition (07BAR-00000-00301) – Staff requests continuance to 1/28/08 meeting.
- Item No. 4 – Davis SFD (07BAR-00000-00163) – Applicant requests continuance to 1/28/08 meeting.
- Item No. 7 – McMahon SFD/Cabana/Detached Garage (07BAR-00000-00314) – Applicant requests item be dropped.

III. MONTECITO CONSENT AGENDA:

- C-1. 07BAR-00000-00303 Crane School SFD Addition 1841 San Leandro Lane**
07SCD-00000-00051 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Stephanie Diaz, agent for the owner, Crane School, to consider Case No. 07BAR-00000-00303 for **preliminary/final approval on consent of an addition of approximately 420 square feet to an existing residence.** The following structure currently exists on the parcel: residence of approximately 1,726 square feet, a gate house of approximately 650 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading. The property is a 1.57 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-040, located at **1841 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 12/03/07.)

ACTION: Zilles moved, seconded by Edwards, and carried by a vote of 6 to 0 (Nulty absent) to grant preliminary/final approval on consent of 07BAR-00000-00303.

- C-2. 07BAR-00000-00268 Hines Single Family Dwelling Addition, Garage 1506 E. Mountain Drive**
07LUP-00000-00856 (Lisa Martin, Planner 568-2032) Ridgeline: Urban

Request of Brian Miller, agent for the owners, William and Donna Hines, to consider Case No. 07BAR-00000-00268 for **preliminary/final approval on consent of an addition of approximately 339 square feet to the existing residence and a new detached garage of approximately 574 square feet.** The following structures currently exist on the parcel: residence of approximately 3,233 square feet with an attached 3-car garage of approximately 543 square feet and shed of approximately 452 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at **1506 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.)

ACTION: Zilles moved, seconded by Edwards, and carried by a vote of 6 to 0 (Nulty absent) to grant preliminary/final approval on consent of 07BAR-00000-00268.

- C-3. 07BAR-00000-00186 Dalziel Single Family Dwelling Additions and Wall 1251 East Valley Road**
07LUP-00000-00353 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
07CUP-00000-00041
07VAR-00000-00003

Request of William J. Dalziel, owner, to consider Case No. 07BAR-00000-00186 for **preliminary/final approval on consent of as-built additions of approximately 594 square feet to the existing residence, and an as-built wall approximately 20 feet in length and 6 feet in height constructed on top of a 13.5-foot floodway wall.** [Related cases: 07VAR-00000-00003 - approved by MPC on 11/29/07 and 07CUP-00000-00041 - approved by MPC on 12/19/07] The following structures currently exist on the parcel: single-story residence of approximately 900 square feet with an attached garage of approximately 246 square feet and guesthouse of approximately 393 square feet. The proposed project will not require grading. The property is a 0.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel

Number 009-030-010, located at **1251 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07.)

ACTION: Zilles moved, seconded by Edwards, and carried by a vote of 6 to 0 (Nulty absent) to grant preliminary/final approval on consent of 07BAR-00000-00186.

C-4. 07BAR-00000-00301 Misfeldt Minor Addition 135 La Vuelta Road
(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00301 for **preliminary/final on consent of an approximately 50 square foot minor addition**. The following structure currently exists on the parcel: residence under construction of approximately 4,687 square feet. The proposed project will not require grading. The property is a 17,010 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 6-0 (Nulty absent) to continue 07BAR-00000-00301 to the MBAR meeting of January 28, 2008. See Agenda Status Report.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: MBAR received County Board of Supervisor Regional Boards of Architectural Review board letter for review.

VI. STAFF UPDATE: Staff will alert MBAR when appeals are filed on MBAR projects. As such, the Largura project is set to return to Montecito Planning Commission on appeal January 16, 2008. David Villalobos introduced new North County board assistant Leticia Rodriguez.

STANDARD AGENDA:

FINAL APPROVAL

1. 07BAR-00000-00247 Smith Remodel/Addition, Trellis, 1215 Mesa Road
07CDP-00000-00104 Pavilion, and Fireplace (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00247 for **final approval of an exterior remodel, trellis of approximately 600 square feet, pavilion of approximately 196 square feet, additions of approximately 72 square feet and 210 square feet to the existing residence and an outdoor fireplace**. The following structures currently exist on the parcel: residence of approximately 2,432 with an attached garage of approximately 417 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-004, located at **1215 Mesa Road** in the Montecito area, First Supervisorial District. (Continued from 10/08/07, 11/05/07 & 11/19/07.) (Tom Smith appeared.)

ACTION: Edwards moved, seconded by Michaelson, and carried by a vote of 7-0 to grant final approval of 07BAR-00000-00247.

PRELIMINARY APPROVAL

2. **07BAR-00000-00066** **E.M.D. LLC Single**
Family Dwelling and Guesthouse **1122 E. Mountain Drive**
07LUP-00000-00277 (J. Ritterbeck, Planner 568-3509) Ridgeline: Rural

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **revised preliminary and final approval for construction of a new 4,979 sq. ft. (net) single-family dwelling [including a 4,602 sq. ft. main floor, a 295 sq. ft. second floor, and 75 sq. ft. of excess garage area], a 2,802 sq. ft. basement, a new 800 sq.ft. (gross) detached 3-car garage, a new 690 sq.ft. (gross) guesthouse, and a new pool. Grading will include 4,047 cubic yards of cut and 1,549 cubic yards of fill. No trees will be removed as a component of this project, however, native oaks removed during previous unpermitted grading will be mitigated by planting a total of nine 24" box Quercus Agrifolia on-site in accordance to the approved landscape plan.** The lot is currently vacant. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 6/04/07 and 6/18/07.) (J. Ritterbeck, Robert Foley and Chuck McClure appeared.)

ACTION: Edwards moved, seconded by Maphis, and carried by a vote of 5-0 (Nulty recused and Ketzler abstained) to continue 07BAR-00000-00066 to the MBAR meeting of January 28, 2008.

MBAR COMMENTS:

- Increase size of new oaks on the east, west & south side with a mixture (50/50) of 36 and 48 inch box trees. Use multi-trunk oaks. Use field grown trees on the south side.
- Use olive trees with a minimum height of 12-15 feet on the immediate south.
- Consider skyline alternatives for the eucalyptus trees, such as 30-35 feet olive trees.

PUBLIC COMMENT:

- **Ted Tedesco** – Expressed concern regarding development in the RMX zone.
- **Dick Thielscher** – Submitted a letter that was read into the record, outlining his concerns.

3. **07BAR-00000-00209** **Gaba Single Family**
Dwelling Addition/Cabana **1060 Channel Drive**
07CDH-00000-00024 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Hal Gaba, to consider Case No. 07BAR-00000-00209 for **preliminary/final approval of a remodel of approximately 2,800 square feet and an addition of approximately 1,582 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,320 square feet with detached garage of approximately 796 square feet, basement of approximately 307 square feet, guesthouse of approximately 800 square feet, and BBQ pavilion of approximately 365 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/13/07 and 12/03/07.) (Tom Ochsner appeared.)

ACTION: Michaelson moved, seconded by Maphis, and carried by a vote of 7-0 to grant preliminary/final approval of 07BAR-00000-00209.

MBAR COMMENTS:

- Use 24 inch box magnolia trees at the north east corner, in front of the garage.
- Color needs to match existing tile and stucco.
- New exterior lights need to match existing lights.
- Use mica glass on new and existing exterior fixtures.

4. 07BAR-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **preliminary approval of a new residence of approximately 2,839 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 212 square feet and basement of approximately 690 square feet.** The lot is currently vacant. The proposed project will require approximately 174 cubic yards of cut and approximately 72 cubic yards of fill with 102 cubic yards being exported off site. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, 10/8/07, 11/05/07 and 12/03/07.)

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 6-0 (Nulty absent) to continue 07BAR-00000-00163 to the MBAR meeting of January 28, 2008. See *Agenda Status Report*.

5. 05BAR-00000-00177 Lindsey Single Family Dwelling and Cabana 2020 Creekside Road
07CDP-00000-00098 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **preliminary approval of a new two-story residence of approximately 4,706 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 264 square feet, trellis of approximately 280 square feet, second floor deck of approximately 198 square feet, and a cabana of approximately 800 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District. (Continued from 9/10/07.) (Sophie Calvin and Eric Gage appeared.)

ACTION: Michaelson moved, seconded by Zilles, and carried by a vote of 7-0 to continue 07BAR-00000-00177 to the MBAR meeting of January 28, 2008.

MBAR COMMENTS:

- Need more specific information on tree size, type, location.
- Need a formalized landscape plan.
- Mock up elevation and walls with landscape plants.
- Planner to check on building envelope restrictions, particularly related to driveway location and driveway cuts.
- Architecture okay.

CONCEPTUAL REVIEW

6. **06BAR-00000-00264** **Bradley Single Family Dwelling,
Garage, Pool House, and Guesthouse** **975 Lilac Drive**
06LUP-00000-00965 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **further conceptual review and preliminary approval of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06 and 5/21/07.) (Errin Briggs, Patricia Benner, Ken Minnow, Ron Rohr, Chris Jacobs and Don Forte appeared.)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 5-2 (Michaelson and Zilles no) to grant preliminary approval of **07BAR-00000-00264.**

CONDITIONS:

- Naturalize the massing of the hedgerow and trellis area.

MBAR COMMENTS:

- Consider further lowering the plate heights by approximately one foot.
- Notify neighbors of future project hearings.
- Zilles and Michaelson requested to see story poles; both dissent in preliminary vote.

PUBLIC COMMENT:

- **David Magne (Representing neighbors)** – Concerns regarding oaks, bio and riparian setbacks, and drainage.
- **Jay Winters (Representing parents)** – Same aforementioned concerns as Magne is the Winters' retained biologist.

7. **07BAR-00000-00314** **McMahon SFD/Cabana &
Detached Garage** **975 Hot Springs Road**
(No Planner Assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Harry and Jacqueline McMahon, to consider Case No. 07BAR-00000-00314 for **conceptual review of a new residence of approximately 12,500 square feet, a cabana of approximately 800 square feet and a detached garage of approximately 800 square feet.** There are no structures that currently exist on the parcel. The proposed project will require approximately 3,800 cubic yards of cut and approximately 2,500 yards of fill. The property is a 5.02 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District.

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 6-0 (Nulty absent) to continue 07BAR-00000-00314 to the MBAR meeting of January 28, 2008. *See Agenda Status Report.*

8. 07BAR-00000-00316 Tolles SFD Addition 32 Hammond Drive
(No Planner Assigned) Ridgeline: N/A

Request of Richard Six, architect for the owners, Mr. & Mrs. Leroy Tolles, to consider Case No. 07BAR-00000-00316 for **conceptual review of an addition of approximately 168 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 3,846 square feet and an attached garage of approximately 489 square feet. The proposed project will not require grading. The property is a 6610 square foot parcel zoned PRD and shown as Assessor's Parcel Number 009-600-003, located at **32 Hammond Drive** in the Montecito area, First Supervisorial District. (Richard Six appeared.)

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent with planner approval.

MBAR COMMENT:

- Review permit requirements with Planning and Development department.

PRELIMINARY APPROVAL

9. 01BAR-00000-00272 Westmont College – Phase 1 Development 955 La Paz Road
of Campus Master Plan
90-CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban
07LUP-00000-00821

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan (Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 150,123 gross square feet of buildings, and re-orientation of the baseball field and track and infield).** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06 and 12/03/07.) (Laurel Perez, Rand Jones, Doug Jones, Ken Radtke, Juan Beltranea, David Van Hoy, Norman Pfeiffer, Adam Snarkey, Susan O'Connell, Matt Eastwood, Susan Van Atta and Mike Cacesse appeared.)

ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 7-0 to continue 07BAR-00000-00272 to the MBAR meeting of February 11, 2008.

MBAR COMMENTS:

- Show buildings without the "representative" trees.
- Phasing in and timing of replacement trees is important; mix sizes.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Edwards, and carried by a vote of 6 to

0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, October 8, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:19 P.M.

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