



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 28, 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 Ketzal	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 3:12 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 Ketzal	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

STAFF PRESENT:

Errin Briggs, Planner, Development Review South
Eric Gage, Planner, Development Review South
Julie Harris, Planner, Development Review South
J. Ritterbeck, Planner, Development Review South
Seth Shank, Planner, Development Review South

REPORTERS: One.

NUMBER OF INTERESTED PERSONS: Approximately 14.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Margaret Arvy commented on her concern regarding condition compliance for Oak Creek Canyon projects.
- II. AGENDA STATUS REPORT:** Ketzal moved, seconded by Zilles and carried by a vote of 6 to 0 (Maphis absent) to adopt the following changes to the agenda:

Item No. 13 – 1775 Glen Oaks Hill LLC (07BAR-00000-00343) – Applicant requests continuance to future hearing.

Item No. 14 – WM Properties LLC SFD/Garage/Guesthouse (07BAR-00000-00336) – Applicant requests to be dropped.

III. MINUTES: Zilles moved, seconded by Nulty and carried by a vote of 6-0 (Maphis absent) to approve the MBAR Minutes of December 17, 2007. Zilles moved, seconded by Michaelson and carried by a vote of 6-0 (Maphis absent) to approve the MBAR Minutes of January 7, 2007 with revisions.

IV. MONTECITO CONSENT AGENDA:

C-1. 07BAR-00000-00301 Misfeldt Minor Addition 135 La Vuelta Road
08CDP-00000-00008 (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 and new entry gates and walls.** 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 I-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 and 1/07/08.)

ACTION: Nulty moved, seconded by Zilles, and carried by a vote of 6 to 0 (Maphis absent) to grant preliminary/final approval on consent of 07BAR-00000-00301.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE: June Pujo will provide an update on the status of pending Management Zone ordinance amendments at the following MBAR hearing (including MBAR questions regarding specific language changes and how such changes may affect as built development plans).

STANDARD AGENDA:

FINAL APPROVAL

1. 05BAR-00000-00301 Larson New SFD/Garage and Grading 1355 Oak Creek Canyon Road (Lot 2)
06LUP-00000-00248 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **final approval of a new residence of approximately 6,500 square feet with an attached garage of approximately 794 square feet, and a new guest house of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 1,460 cubic yards of cut and approximately 1,680 cubic yards of fill. The property is a 5.7 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-280-023, located at **1355 Oak Creek Canyon Road (Lot 2)** in the Montecito area, First Supervisorial District. (Continued from 1/9/06, 1/23/06, 2/27/06, 5/08/06 and 3/26/07.) (Jock Sewall and Chris Jacobs appeared.)

ACTION: Maphis moved, seconded by Zilles, and carried by a vote of 7-0 to continue 05BAR-00000-00301 to a future MBAR hearing.

MBAR COMMENTS:

- Applicant may return for final approval on consent.
- Architecture is okay.

project will not require grading. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-037, located at **1104 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.) (Everett Woody, Gil Garcia and Chuck McClure appeared.)

ACTION: Maphis moved, seconded by Ketznel, and carried by a vote of 7-0 to grant final approval of 07BAR-00000-00245.

MBAR COMMENT:

- Provide four 15 gallon bougainvillea on the southwest to transition from the vertical bamboo.

4.	Nathan Single Family Dwelling Addition and Garage	2140 Alisos Drive
	07LUP-00000-000365 (J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Zev Nathan, to consider Case No. 07BAR-00000-00141 for **preliminary/final approval of the construction of an addition of approximately 862 square feet to the existing residence and a new detached garage of approximately 770 square feet and for the demolition of a 308 square foot accessory structure.** The following structures currently exist on the parcel: residence of approximately 3,696 square feet with a detached garage of approximately 482 square feet. The proposed project will require approximately 33 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at **2140 Alisos Drive** in the Montecito area, First Supervisorial District. (Continued from 6/18/07.) (Sophie Calvin appeared.)

ACTION: Ketznel moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary and final approval to 07BAR-00000-00141.

MBAR COMMENTS:

- Color board is approved.
- Approved use of S.I.P. panels.
- If tree #13 is damaged, replace in the northwest corner of the site.

PUBLIC COMMENT:

- **Dick Theilscher** – Expressed concern with visibility on the east and west side, as well as size of house.

5.	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 **final approval for construction of a new approximately 4,979 square feet (net) residence [including an approximately 4,602 square feet main floor, an approximately 295 square feet second floor, and an approximately 75 square feet of excess garage area], an approximately 2,802 square feet basement, a new approximately 800 square foot (gross) detached 3-car garage, a new approximately 690 square foot (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.) (Robert Foley and Chuck McClure appeared.)

ACTION: Spann moved, seconded by Maphis, and carried by a vote of 5-0 (Ketzel and Nulty recused) to grant final approval to 07BAR-00000-00066.

6. 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 2,907 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 170 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, 12/03/07, and 1/07/08.) (William Araluce and Chuck McClure appeared.)

ACTION: Edwards moved, seconded by Maphis, and carried by a vote of 7-0 to grant preliminary approval of 07BAR-00000-00163.

MBAR COMMENTS:

- Applicant may return for final approval on consent.
- Applicant has done a good job working the issues through with neighbors (e.g., materials and bringing the structure to one story).

PUBLIC COMMENT:

- P. Ophuls – Would like to see a further reduction in height.
- L. Appleton – Appreciates changes.

7. 07BAR-00000-00180 Levine/Leichtman Single Family Dwelling
Addition, Cabana, Green House 819 San Ysidro Lane
07LUP-00000-00560 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architects for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **preliminary approval of a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,420 square feet and second floor addition of approximately 930 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,320 square feet with a detached garage of approximately 540 square feet (to be demolished) and detached studio of approximately 460 square feet. The proposed project will require approximately 650 cubic yards of cut and 650 cubic yards of fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07 and 10/22/07.) (Sarah Brar and Mark Appleton appeared.)

ACTION: Maphis moved, seconded by Michaelson, and carried by a vote of 7-0 to continue 07BAR-00000-00180 to the February 25, 2008 MBAR hearing.

MBAR COMMENTS:

- House is still too large for the site; too much over FAR.
- Eliminate the second story bedroom over the garage and reduce the size of the sitting room.

PUBLIC COMMENT:

- R. Heimberg – Concerned with construction staging.

8. 07BAR-00000-00297 Nigro Addition & Cabana 210 Butterfly Lane
07CDP-00000-00129 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00297 for **preliminary approval of an addition to an existing single family residence of approximately 1,622 square feet and a detached pool cabana of approximately 354 square feet.** The following structures currently exist on the parcel: residence of approximately 2,363 square feet and a detached garage of approximately 707 square feet. The proposed project will require approximately 700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 38,077 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-038, located at **210 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 12/03/07.) (Michael Stroh, James Nigro and Josh Monroy appeared.)

ACTION: Edwards moved, seconded by Michaelson, and carried by a vote of 5-0 (Maphis and Spann recused) to grant preliminary approval of 07BAR-00000-00297.

MBAR COMMENTS:

- Return with more detail on screening of the perimeter.
- Return with colors.

9. 07BAR-00000-00317 Nigro New SFD/Cabana/
Gatehouse/Shed 1664 East Valley Road
07LUP-00000-00873 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **preliminary approval of a new two-story residence of approximately 6,521 square feet (proposed 2,868 square foot first floor and 3,653 square foot second floor) with an attached garage of approximately 902 square feet; a guest house of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 373 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 12/17/07.) (Michael Stroh, James Nigro and Josh Monroy appeared.)

ACTION: Ketzel moved, seconded by Michaelson, and carried by a vote of 6-0 (Maphis recused) to continue 07BAR-00000-00317 to the February 25, 2008 MBAR hearing.

MBAR COMMENTS:

- **Consider shifting house site location.**
- **Reconsider height, siting, night lighting, screening, noise and construction effects.**
- **Work with planner to address potential planning issue, including the above items and also tree removal, potential woodland issues.**
- **Consider solar access protection from neighbor.**

PUBLIC COMMENT:

- **Stephanie Glatt (Director, La Casa de Maria)** – Concerned with proximity of structures and outdoor areas to La Casa guest rooms.
- **Juliet Spohn Tuomey (La Casa de Maria)** – Same aforementioned concerns.
- **J’amy Brown** – Concerned with privacy, noise and night lighting.
- **Tony Harbour** – Concerned with size and neighborhood compatibility.
- **David Rintels** – Concerned with closeness to property line.

PRELIMINARY APPROVAL

10.	07BAR-00000-00227	Birnam Wood Golf Club Additions/Remodel	2031 Packing House Road
	07AMD-00000-00014	(Julie Harris, Planner 568-3518)	Ridgeline: N/A

Request of The Warner Group, architect for the owner, Birnam Wood Golf Club, to consider Case No. 07BAR-00000-00227 for **further conceptual review of a new storage building of approximately 443 square feet, new tennis shop of approximately 215 square feet, new golf instruction building of approximately 275 square feet at the driving range, addition of approximately 168 square feet and interior remodel of approximately 311 to existing pro shop, and addition of approximately 1,007 square feet and interior remodel of approximately 6,219 square feet to the existing clubhouse.** The following structures currently exist on the parcels: clubhouse of approximately 27,795 square feet with basement of approximately 19,107 square feet and attic storage of approximately 3,148 square feet, cottages of approximately 4,168 square feet, pro shop of approximately 1,235 square feet (1,303 square feet approved), housekeeping building of approximately 282 square feet, and housekeeping office of approximately 260 square feet. The proposed project will require approximately 282 cubic yards of cut and approximately 310 cubic yards of fill. The property is 5.64 acres zoned 2-E-1 and shown as Assessor’s Parcel Numbers 007-390-036, 007-390-006, 007-390-007 and 007-510-010 located at **2031 Packing House Road and 1910 Lemon Ranch Road** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

Project received conceptual review only. No action taken. Applicant may return for preliminary/final.

MBAR COMMENT:

- **Positive comments.**

11.	08BAR-00000-00009	Zemeckis SFD Addition	470 Hot Springs Road
			Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Mary Ellen Zemeckis, to consider Case No. 08BAR-00000-00009 for **conceptual review of an addition to an existing single family residence of approximately 763 square feet.** The following structures currently exist on the parcels: residence of approximately 2,908 square feet with an attached garage of approximately 369 and a basement of approximately 396 square feet. The proposed project will not require

grading. The property is a 35,178 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-051-010, located at **470 Hot Springs Road** in the Montecito area, First Supervisorial District. (Chris Dentzel appeared.)

Project received conceptual review only. No action taken. Applicant may return for preliminary/final.

- | | | | |
|-----|--------------------------|---|------------------------------------|
| 12. | 07BAR-00000-00341 | Hock New SFD
Cabana & Pool | Unassigned East Valley Road |
| | | | Ridgeline: N/A |

Request of Sophie Calvin, agent for the owner, G. M. Hock LLC., to consider Case No. 07BAR-00000-00341 for **conceptual review of a new residence of approximately 6,341 square feet with detached garage of approximately 974 square feet, new pool and cabana of approximately 416 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 240 cubic yards of cut and approximately 240 cubic yards of fill. The property is a 5.32 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-037, located at an **Unassigned East Valley Road** address in the Montecito area, First Supervisorial District. (Sophie Calvin appeared.)

Project received conceptual review only. No action taken. Applicant may return for further conceptual.

MBAR COMMENTS:

- **Watch constraints; including archeology, historic, soils, biology, flooding.**
- **Show adjacent offsite structures on the plans.**
- **Appears to be an engineering feat to place a 7000 square foot structure on this site.**
- **Design presented appears overly formal and severe for site.**
- **Reconsider style, consider drawing from historical references, consider reducing size.**

- | | | | |
|-----|--------------------------|---|-----------------------------|
| 13. | 07BAR-00000-00343 | 1775 Glen Oaks Hill LLC
Demo/New SFD | 1775 Glen Oaks Drive |
| | | | Ridgeline: N/A |

Request of Britt Jewett, architect for the owner, 1775 Glen Oaks Hill LLC., to consider Case No. 07BAR-00000-00343 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 4,256 square feet with an attached garage of approximately 856 square feet.** The following structures currently exist on the parcel: residence of approximately 1,236 square feet, a second unit of approximately 950 square feet and an approximate 700 square foot carport. The proposed project will require approximately 97 cubic yards of cut and approximately 103 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at **1775 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

ACTION: Ketznel moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to continue 07BAR-00000-00343 to the MBAR meeting of February 25, 2008. See Agenda Status Report.

- | | | | |
|-----|--------------------------|---|-----------------------------|
| 14. | 07BAR-00000-00336 | WM Properties LTD
SFD/Garage/Guest House | 645 Para Grande Lane |
| | | | Ridgeline: N/A |

Request of Mark Lloyd, agent/architect for the owner, WM Properties Ltd., to consider Case No. 07BAR-00000-00336 for **conceptual review of a new residence of approximately 8,800 square feet, an approximate 800 square foot guest house and a garage of approximately 1200 square feet.** There are currently no structures on the parcel. The

proposed project will require approximately 2000 cubic yards of cut and approximately 2000 cubic yards of fill. The property is a 3.34 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-065, located at **645 Para Grande Lane** in the Montecito area, First Supervisorial District.

ACTION: Ketzel moved, seconded by Zilles and carried by a vote of 6-0 (Maphis absent) to drop 07BAR-00000-00336 from the agenda. *See Agenda Status Report.*

15.	McClothen Retaining Walls	280 West Mountain Drive
		Ridgeline: N/A

Request of Mark Sauter, architect for the owner, Steve McClothen, to consider Case No. 07BAR-00000-00347 for **conceptual review of retaining walls approximately 24 and 33 linear feet, respectively with a maximum height of approximately 10 feet.** The following structures currently exist on the parcel: residence of approximately 2,000 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 40 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 013-010-009, located at **280 West Mountain Drive** in the Montecito area, First Supervisorial District

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 7-0 to continue 07BAR-00000-00347 until after its Conditional Use Permit is heard by the Planning Commission.

MBAR COMMENT:

- Consider landscape screening for both upper and lower parts of the wall.

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 7 to 0 (Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, February 11, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:26 P.M.