



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 6, 2009

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzler	Sharon Foster	- 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 Vice Chair, Don Nulty, at 3:08 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Marsha Zilles	
Michele Michaelson	
Raymond Ketzler	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
Sharon Foster	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Anthony Spann- Chair

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 30 people.

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** Derek Westen, representing the neighbors of The Stonehouse Lane LLC New Single Family Dwelling, Garage and Guesthouse, 08BAR-00000-00145 project, objected to the repeated continuance of the project and the inconvenience it causes the neighbors and their schedules. Mr. Weston and the members of MBAR agreed that the project would be rescheduled for the May 4th MBAR meeting and site visit.
- II. **AGENDA STATUS REPORT:** Zilles moved, seconded by Edwards and carried by a vote of 5 to 0 (Spann & Maphis absent) to adopt the following changes to the agenda.

Item # 2 – Webb Detached Garage, 09BAR-00000-00012 has been added to the agenda.

The Stone Pool and Cabana, 07BAR-00000-00166 project has been dropped from the agenda.

Item # 8 – Stonehouse Lane LLC New Single Family Dwelling, Garage and Guesthouse, 08BAR- 00000-00145 will be continued to the May 4th, 2009 MBAR meeting.

Item # 6 – Bonnymede new Entryway Electric Gate, Pilasters, Wall and Driveway Improvements, 09BAR-00000-00045 has been dropped from the agenda.

III. MINUTES: Zilles moved, seconded by Michaelson and carried by a vote of 5 to 0 (Spann & Maphis absent) to approve the Minutes of March 23, 2009 with a revision.

1.	Cooper New Residence	
08BAR-00000-00239	With Attached Garage and Cabana	354 East Mountain Drive
09LUP-00000-00009	(Brian Banks, Planner 568-3559)	Ridgeline: Rural

Request of Ken Radtkey, architect for the owners, Kent and Sophie Cooper, to consider Case No. 08BAR-00000-00239 for **preliminary approval of a new residence of approximately 2,440 Square feet with attached garage of approximately 502 square feet, and cabana of approximately 506 square feet.** No structures currently exists on the parcel, all destroyed in the Tea Fire. The proposed project will require approximately 630 cubic yards of cut and approximately 120 cubic yards of fill. The property is a 2.85 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-033, located at **354 East Mountain Drive** in the Montecito area, First Supervisorial. (Continued from 11/3/08)

Public Comments:

**Jeff Shelton
Henry Childs
Tracey Willfong**

MBAR Comments:

- 1. Very nice project.**
- 2. Recommends getting together with the applicant.**
- 3. Materials are okay.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0 (Spann absent) to grant preliminary approval of 08BAR-00000-00239. Project can return for final approval.

2.	Webb Detached Garage	1368 E. Mountain Drive
09BAR-00000-00012		
09LUP-00000-00033	(Sarah Clark, Planner 568-2059)	Ridgeline: Urban

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 09BAR-00000-00012 for **preliminary/final approval of a new detached garage of approximately 800 square feet.** The following structures currently exist on the parcel: single family residence of approximately 9,141 square feet, an attached garage of approximately 930 square feet, a second residential unit of approximately 1,130 square feet and cabana of approximately 630 square feet. The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 5.41 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 2/9/09, 3/23/09)

MBAR Comment:

- 1. Color to match original approval.**

ACTION: Ketzler moved, seconded by Michaelson and carried by a vote of 6-0 (Spann absent) to grant preliminary/final approval of 09BAR-00000-00012.

Public Comments:
Henry Childs
Claire Gottsdanker
Jeff Shelton

MBAR Comments:
 1. **MBAR is enthusiastic about the concept and design.**
 2. **Great project.**
 3. **Correct the N/S/E/W cardinal points on the plans.**

Project received review only. No action taken. Project can return for preliminary/final approval on consent.

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| 5. | 09BAR-00000-00047 | Westmont College/Addition
to the President's Residence | 955 La Paz Road |
| | | (No Planner Assigned) | Ridgeline: N/A |
- Request of Blackbird Architects, architect for the owners, Westmont College, to consider Case No. 09BAR-00000-00047 for **conceptual review of an addition to the President's residence of a detached guest suite of approximately 446 square feet and a powder room of approximately 37 square feet.** The following structures currently exist on the parcel: The main residence consists of approximately 2,931 square feet and a detached garage of approximately 472 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 8.49 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-060-006, located at **955 La Paz Road** in the Montecito area, First Supervisorial District.

Project received review only. No action taken. Project can return for preliminary/final on consent after the Land Use Permit is applied for.

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| 6. | 09BAR-00000-00045 | Bonnymede New Entryway Electric Gate,
Pilasters, Wall and Driveway Improvements | Olive Mill Road |
| | 09CDH-00000-00008 | (Eric Gage Planner, 568-2002) | Ridgeline: N/A |
- Request of Jennifer Welch, agent for the owners, Michelle Armstrong, Bonnymede Home Owners Association, to consider Case No. 09BAR-00000-00045 for **conceptual review of a new entryway electric gate, pilasters approximately 6'8" in height, a wall of approximately 6' in height and of 20 linear feet & driveway improvements of approximately 2,000 square feet of new AC.** The following structures currently exist on the parcel: Bonnymede is developed with several buildings that house individual condominium units. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 11.25 acre parcel zoned (PRD) DR-12 and shown as Assessor's Parcel Number 009-380 and 009-400, located at **Olive Mill Road area** in the Montecito area, First Supervisorial District.

ACTION: Zilles moved, seconded by Edwards, (Maphis and Spann absent) and carried by a vote of 5-0 to drop 09BAR-00000-00045 from the April 6, 2009 MBAR meeting. See Agenda Status Report.

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| 7. | 08BAR-00000-00127 | Tweddle New Single Family
Dwelling and Guesthouse | 1395 Oak Creek Canyon Road |
| | 08DVP-00000-00029 | (Nicole Mashore, Planner 884-8068) | Ridgeline: Yes |

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR-00000-00127 for **further conceptual review of a new residence of approximately 5,022 square feet, attached garage of 776 square feet, detached guesthouse of approximately 749 square feet, pool, entry gates and retaining walls.** There are

currently no structures on the parcel. The proposed project will require approximately **5,291 cubic yards of cut and approximately 564 cubic yards of fill**. The property is a 6.0 acre parcel zoned RMZ-100 and RMZ-40 and shown as Assessor's Parcel Number 011-280-022 and 011-280-011, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08 and 10/20/08)

Public Comment:
Anthony Harbour

MBAR Comments:

1. **Work with the landscaping to incorporate variations in height that will screen the understory and meet fire department standards. Pay additional attention to appropriate height for screening in the mid protection zone at about 70' from the house.**
2. **With appropriate landscaping and if structures a painted a very dark earth tone, the proposed grading (>1500cuyds) can be supported because:**
 - a. **the design is cut into the site and is lowered into the landform.**
 - b. **development is contained with the building envelope.**
3. **The proposed height is acceptable, non-impacting , and creates more shadowing.**
4. **The swimming pool is nicely sited, does not unreasonably alter the topography, should not increase runoff, is not in an identified sensitive habitat area, and will be screened from public view.**

Project received review only. No action taken,

	680 Stonehouse Lane LLC New Single Family	
8.	08BAR-00000-00145 Dwelling, Garage and Guesthouse	680 Stonehouse Lane
	08LUP-00000-00471 (Sarah Clark, Planner 568-2059)	Ridgeline: N/A

Request of Larry Graves, architect for the owner, 680 Stonehouse Lane LLC, to consider Case No. 08BAR-00000-00145 for **further conceptual review/preliminary approval of a new residence of approximately 6,552 square feet with an attached garage and a guesthouse of approximately 2,147 square feet**. The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-030, located at **680 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 3/9/09, 3/23/09)

ACTION: Zilles moved, seconded by Edwards, (Maphis and Spann absent) and carried by a vote of 5-0 to continue 08BAR-00000-00145 to the May 4, 2009 MBAR meeting. See Agenda Status Report.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Edwards, and carried by a vote of 6 to 0 (Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday April 20, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:49P.M.