

# COUNTY OF SANTA BARBARA



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## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of May 21, 2007

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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Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketzel	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	Julie Harris - <b>Planner III</b>
Peter Edwards	

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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, Anthony Spann, at 3:20 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Marsha Zilles	
Raymond Ketzel	
Donald Nulty	Vice Chair
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
David Villalobos	- MBAR Secretary
Julie Harris	- Planner III

**COMMITTEE MEMBERS ABSENT:** Michele Michaelson

### STAFF MEMBERS PRESENT:

Deborah Kramer, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 13

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENT:** None

**II. AGENDA STATUS REPORT:** Edwards moved, seconded by Ketzel and carried by a vote of 4 to 0 (Michaelson, Zilles, Nulty absent) to adopt the following changes to the agenda:

Item No. 5 – Busch SFD Additions/Remodel/Garage (07BAR-00000-00102) – Dropped from the Standard Agenda.

Item No. 6 – Cherot Trellis, Fireplaces, and Balcony (07BAR-00000-00111) – Dropped from the Standard Agenda.

**III. MINUTES:** Edwards moved, seconded by Maphis and carried by a vote of 4 to 0 to 1 (Michaelson, Zilles absent; Nulty abstained) to approve the Minutes of May 7, 2007.

#### IV. MONTECITO CONSENT AGENDA:

**C-1. 07BAR-00000-00090 Pittman Garage Addition 369 Paso Robles Drive**  
07LUP-00000-00250 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 07BAR-00000-00090 for **final approval on consent of an addition of approximately 321 square feet and conversion of approximately 131 square feet of the existing garage to storage space.** The following structures currently exist on the parcel: residence of approximately 1,713 square feet with an attached garage of approximately 263 square feet, storage shed of approximately 104 square feet, decks of approximately 640 square feet, and a trash enclosure. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at 369 Paso Robles Drive in the Montecito area, First Supervisorial District. **(Continued from 5/07/07)**

**ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 5 to 0 (Michaelson, Zilles absent) to grant final approval on consent of 07BAR-00000-00090.**

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

#### VI. STAFF UPDATE: Update of Board of Supervisors actions of May 15, 2007:

- Height calculation methodology for Coastal Zone – Board accepted Coastal Commission's certification with modifications. Board action will be transmitted to Coastal Commission for acknowledgement of Board's action, most likely in June. Once this occurs, new height calcs will take effect immediately. NOTE: If a project receives preliminary approval from the MBAR prior to the final action of the Coastal Commission (i.e. the acknowledgment mentioned above) then the old methodology can be used as long as the accompanying Coastal Development Permit is approved within one year of the date of final Coastal Commission action. If the project does not receive preliminary approval from the MBAR then it must comply with the new methodology.
- Revised process so that Coastal Development Permits that follow Conditional Use Permits and Development plans will now be process concurrently with the CUP/DP (thus, approval would occur at same time and appeal period would run concurrently).
- Effective June 14, 2007 in inland Montecito – Follow up permits after Conditional Use Permits and Development plans will now be a Zoning Clearance (and Building Permit) instead of a Land Use Permit. Primary difference is that Zoning Clearances are not appealable. However, if an applicant makes some minor changes to the project at the Zoning Clearance review that would necessitate the processing of a Substantial Conformity Determination to the approved CUP or DP, then the project is no longer eligible for a Zoning Clearance and a LUP must be processed. This change will also apply in the Coastal Zone once it has been certified by the Coastal Commission.
- Revised the Coastal Development Permit with Hearing process. If the Director waives a hearing on a CDH (which includes a 10-day notice to the public that hearing is to be waived) and no request is received by the public for a public hearing on the project, then the Director maintains jurisdiction over the project and either approves, conditionally approves or denies the CDH. The decision by the Director may be appealed to the Montecito Planning Commission.

**STANDARD AGENDA:**

**FINAL APPROVAL**

1. **04BAR-00000-00137 Misfeldt Residential Addition and Remodel 135 La Vuelta Road**  
04CDP-00007-00048 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A

Request of William G. Cooper, architect for the owner, Jayme Misfeldt, to consider Case No. 04BAR-00000-00137 for **revised final approval of the partial demolition and rebuild of the two story portion of the residence (approximately 1,200 previously approved to be added to and remodeled)**. The following structures currently exist on the parcel: residence of approximately 3,533 square feet with a detached garage of approximately 460 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 LaVuelta Road** in the Montecito area, First Supervisorial District. (Continued from 6/21/04 and 9/27/04) (William Cooper appeared)

**ACTION: Nulty moved, seconded by Ketzell, and carried by a vote of 6 to 0 (Michaelson absent) to grant revised final approval of 04BAR-00000-00137.**

**PUBLIC COMMENT:**

- **James Petrovich** – letter in support.

2. **07BAR-00000-00011 Donahoo Single Family Dwelling Addition and Modification 257 Cloydon Drive**  
07MOD-00000-00002 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A  
07LUP-00000-00310

Request of Brett Ettinger, architect for the owner, Brian Donahoo, to consider Case No. 07BAR-00000-00011 for **final approval of an addition of approximately 340 square feet to the existing residence, conversion of the existing carport to an attached 2-car garage of approximately 342 square feet, and a modification for encroachment of the proposed garage 11 feet into the front yard setback**. The following structures currently exist on the parcel: residence of approximately 1,246 square feet and carport of approximately 175 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-132-026, located at **257 Cloydon Drive** in the Montecito area, First Supervisorial District. (Continued from 2/05/07) (Brett Ettinger, Laurie Romano appeared)

**ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 6 to 0 (Michaelson absent) to grant final approval of 07BAR-00000-00011.**

**CONDITIONS:**

- **Colors to be printed on elevations.**
- **Low voltage lights – limit to 35 watts and add one fixture above garage door to make a total of three lights; for other fixtures, incandescent bulb limit to 60 watts.**

**PRELIMINARY APPROVAL**

3. **07BAR-00000-00065 Oshinsky Single Family Dwelling 1129 Oriole Road**  
07CDP-00000-00043 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **preliminary approval of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 634**

**square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 5/07/07) (Brett Ettinger, Josh Monroy appeared)

**ACTION:** Edwards moved, seconded by Zilles, and carried by a vote of 5 to 0 to 1 (Michaelson absent; Maphis recused) to grant preliminary approval of **07BAR-00000-00065**. Applicant to return for final.

**MBAR COMMENT:**

- Viewed the story poles and is still ok with the proposed project.

**PUBLIC COMMENT:**

- Provide a lighting plan using low wattage and fixtures with non-exposed bulbs.
- Landscape to take into account immediate screening and use mature, large plant sizes for new screening.

**CONCEPTUAL REVIEW**

4.	<b>Smith Single Family</b>	<b>1215 Mesa Road</b>
	<b>07BAR-00000-00104 Dwelling Addition/Remodel/Garage</b>	
	07CDP-00000-00047 (Amy Trester, Planner 568-3116)	Ridgeline: N/A

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00104 for **conceptual review of an addition of approximately 400 square feet and remodel of approximately 62 to the existing residence, conversion of the existing garage to a family room, and new detached garage of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 1,682 square feet with an attached garage of approximately 400 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. (Tom Smith appeared)

**Project received conceptual review only. No action taken. Applicant to return for preliminary/final on consent. The following comments were made:**

**MBAR COMMENTS:**

- Want to hear from the planner regarding resolution of the setback questions and the proposed garage's encroachment into the setbacks.
- Resolve any screening for privacy protection.
- Otherwise, project looks fine.

5.	<b>Busch Single Family Dwelling</b>	<b>165 Middle Road</b>
	<b>07BAR-00000-00102 Addition/Remodel/Garage</b>	
	07CDP-00000-00046 (J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Peter Becker, architect for the owners, Kim and Andy Busch, to consider Case No. 07BAR-00000-00102 for **conceptual review of an addition of approximately 71 square feet and remodel of approximately 563 square feet to the existing residence, conversion of approximately 450 square feet of the existing attached garage to basement area, new detached garage of approximately 650 square feet with hobby room of approximately 670 square feet above, and tennis court of approximately 7,200 square feet with 10 foot fence.** The following structures currently exist on the parcel: residence of approximately 5,958 square

feet with a basement of approximately 1,339 square feet and an attached garage of approximately 866 square feet. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 1.8 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-164-001, located at **165 Middle Road** in the Montecito area, First Supervisorial District.

**ACTION:** Edwards moved, seconded by Ketzell, and carried by a vote of 4 to 0 (Michaelson, Zilles, Nulty absent) to drop 07BAR-00000-00102 from the Standard Agenda. *See Agenda Status Report.*

**6. 07BAR-00000-00111 Cherot Trellis, Fireplaces, and Balcony 2475 Bella Vista Drive**  
07LUP-00000-00295 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of James Mayo Macari, architect for the owner, Bevin Cherot, to consider Case No. 07BAR-00000-00111 for **conceptual review of a new trellis of approximately 254 square feet, two outdoor and one indoor fireplaces, and a second floor balcony of approximately 15 square feet.** The following structures currently exist on the parcel: two-story residence of approximately 3,600 square feet with an attached garage of approximately 816 square feet, guesthouse of approximately 1,350 square feet, and paddocks of approximately 892 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-040-006, located at **2475 Bella Vista Drive** in the Montecito area, First Supervisorial District.

**ACTION:** Edwards moved, seconded by Ketzell, and carried by a vote of 4 to 0 (Michaelson, Zilles, Nulty absent) to drop 07BAR-00000-00111 from the Standard Agenda. *See Agenda Status Report.*

**7. 06BAR-00000-00161 Simon Single Family Dwelling 1870 East Valley Road**  
06LUP-00000-00619 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Ken Mineau, Appleton and Associates, architect for the owner, Herbert Simon, to consider Case No. 06BAR-00000-00161 for **further conceptual review of a new single family dwelling of approximately 4,632 square feet with a 400 square foot porch, detached garage of approximately 800 square feet with an attached covered porch of approximately 400 square feet, and an 8-foot chain link and wood fence with hedges will be built along all property lines.** A previous single-family dwelling was demolished in 1995. The proposed project will require minimal grading. A total of two oak trees are proposed for removal. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **1870 East Valley Road** in the Montecito Planning Area, First Supervisorial District. (Continued from 5/07/07) (Ken Mineau, Patrick Rouber appeared)

**Project received further conceptual review only. No action taken. Applicant to return for preliminary. The following comments were made:**

**MBAR COMMENTS:**

- Provide a supplemental hedge on the west elevation on the subject property.
- Consider the belt course at window sill height on the second floor.

**8. 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) (Ken Mineau, Patrick Rouber, Chris Jacobs appeared)

**Project received further conceptual review only. No action taken. The following comments were made:**

**MBAR COMMENTS:**

- **Restudy the location and size of the guesthouse. Could be smaller, narrower, moved further to south. Board could support removal or encroachment of one or two oak trees and mitigate the trees in order to better site the guesthouse. May want to see story poles for the guesthouse again.**
- **Restudy parking for guesthouse. Parking not always needed immediately adjacent to guesthouse and in its current proposed location could create confusion at the private driveway, blight entrance to another property or block the fire department's turn-around.**
- **Provide an engineered drainage plan.**
- **Need full screening along Lilac and around the guesthouse.**
- **Increase paving width where private driveway meets Lilac.**
- **Clearly state on construction plans that construction vehicles cannot park on the private driveway.**
- **Get the proposed septic system in order.**
- **No concerns with the architecture, looks fine.**

**PUBLIC COMMENT:**

- **David Fainer (for Jonathan & Eileen Winters)** – Concerned with direction and flow amounts of any new drainage created by project. Guesthouse is proposed in poor location – should be moved south. Does not believe that would affect more than one oak. Current location is within 50 feet of top of bank, another reason to relocate it. Current location would affect neighbor's privacy. Concerned that fire department hammerhead could be improperly used for parking for the guesthouse.
- **John Varner** – Location of guesthouse is at narrowest point between the two creeks, which is not safe from flooding in El Nino years.
- **Jay Winters** – If driveway is damaged during construction how long would it take to repair and how would his parents be compensated when they can't access their house? What would be the effect of re-paving the driveway and will it be reinforced? Does pool encroach on Romero Creek setback?
- **Joel Shefflin** – Concern with the drywells, built by previous owner, wants to see engineering survey that they can handle the new development. Wants to see boulders in the field in the southeast left in tact. Does not want to see increased drainage on his property to the south. He had to restore riparian habitat, do they?

**9. 07BAR-00000-00098 Carnevale Single Family Dwelling, Carport, and Guesthouse 813 Romero Canyon Road**  
(no planner assigned) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owner, Louis Carnevale, to consider Case No. 07BAR-00000-00098 for **conceptual review of a two-story residence of approximately 5,863 square feet with an attached garage/basement of approximately 881 square feet, detached**

**carport of approximately 590 square feet, and guesthouse of approximately 746 square feet.** The lot is currently vacant. The proposed project will require approximately 956 cubic yards of cut and approximately 888 cubic yards of fill. The property is a 5.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Jan Hochhauser, Tod Stockwell, David Black appeared)

**Project received conceptual review only. No action taken. The following comments were made:**

**MBAR COMMENTS:**

- **Very nice, beautiful project; proportioned nicely.**
- **Will want to see drainage plan and story poles.**

**PUBLIC COMMENT:**

- **Frances Power Weismiller** – Concerned with drainage, already can be considerable and wants to be assured where runoff will go and that it won't cause flooding. Some concerns with view to the north. Would like to be notified of all future meetings on the project.

<b>10.</b>	<b>07BAR-00000-00028</b>	<b>Dene Demo/New Single Family Dwelling and Garage</b>	<b>416 Camphor Place</b>
	07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509)		Ridgeline: N/A

Request of Thomas McMahon, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **further conceptual review of a new single-story residence of approximately 3,300 square feet with an attached garage of approximately 441 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, a detached garage of approximately 324 square feet, guest house of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to be demolished). The proposed project will require removal of up to 11 trees (including one 9-inch and one 13-inch oak) and approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 2/26/07, 4/09/07, and 4/23/07) (Thomas McMahon, Brook Dene appeared)

**Project received further conceptual review only. No action taken. Applicant to return for further conceptual/preliminary. The following comments were made:**

**MBAR COMMENTS:**

- **Re-study the roof height above the great room; too high and too steeply pitched at 8 in 12 for Camphor Place. Bring it down; a height of 20 feet might work but will depend upon how the design details of roof and dormers will be expressed, likes the dormers but they should be less massive.**
- **Re-study the entry and turret.**
- **Overall likes the site plan and the design, which is in style with the neighborhood. Likes the wrap-around porches.**

**PUBLIC COMMENT:**

- **Jeff & Marilyn Harding** – Likes the design overall, it's beautiful. But is concerned with the height at 22.5 feet and how that will look to them, who are across Camphor. Suggest story poles for the new design.

***There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketzler moved, seconded by Edwards, and carried by a vote of 5 to (Michaelson, Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, June 4, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 6:27 P.M.