



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 4, 2007

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 Ketznel	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
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 3:19 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Michele Michaelson, Ray Ketznel, Marsha Zilles

STAFF MEMBERS PRESENT:

J. Ritterbeck, Planner, Development Review
Selena Buoni, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 12

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: No changes to the agenda were made.

III. MINUTES: Nulty moved, seconded by Maphis and carried by a vote of 4 to 0 (Michaelson, Ketznel, and Zilles absent) to approve the Minutes of May 21, 2007.

IV. MONTECITO CONSENT AGENDA:

	Smith Single Family	
C-1.	07BAR-00000-00104 Dwelling Addition/Remodel/Garage	1215 Mesa Road
	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 **preliminary/final approval on consent 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, new detached garage of approximately 440 square feet, and attached garden storage room of 42.5 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. (Continued from 05/21/07)

ACTION: Edwards moved, seconded by Nulty, and carried by a vote of 4 to 0 (Michaelson, Ketzell, and Zilles absent) to grant preliminary/final approval on consent of 07BAR-00000-00104.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

STANDARD AGENDA:

DISCUSSION ITEM

- 1. Davidson Single Family Dwelling Addition/Remodel 784 Chelham Way**
(no planner assigned)

Request of Jeff Shelton, architect for the owners, George and Kathy Davidson, **for the MBAR to render its advice on an addition of approximately 108 square feet and remodel of approximately 360 square feet to the existing master bedroom, a new breezeway, and a new attached garage of approximately 571 square feet.** The following structures currently exist on the parcel: residence of approximately 1,545 square feet and carport of approximately 234 square feet (to be demolished). The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 9,600 square foot (0.22 acre) parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-040, located at **784 Chelham Way** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 4 to 0 (Michaelson, Ketzell, and Zilles absent) to continue item to a future Montecito BAR meeting.

FINAL APPROVAL

- 2. 05BAR-00000-00207 Biltmore Valet Lot and Minor Modifications/Additions 1260 Channel Drive**
05CDP-00002-00093 (Julie Harris, Planner 568-3518) Ridgeline: N/A
05AMD-00000-00005

Request of David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **revised final approval of improvements to the valet parking lot, entrance walls, fountain and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant. The proposed revisions include walls of 3 feet height, entry piers of 6 feet in height at driveway serving Anacapa Cottage, entry piers of 4 feet in height at western pedestrian path and additional landscaping.** The following structure currently exists on the parcel: Four Seasons Biltmore Hotel. The revision will require no additional grading. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at 1260 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 8/22/05, 10/10/05, 11/07/05, and 02/06/06) (David Van Hoy, Steve Welton, Bill Modelle appeared)

ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 4 to 0 (Michaelson, Ketzal, and Zilles absent) to grant revised final approval of 05BAR-00000-00207.

MBAR COMMENTS:

- Prefer the existing, open, park-like setting of the lawn but believes hedge can work with the following considerations.
- Maintain hedge no taller than 4 ½ ft. tall.
- Study north side of hedge to provide some softening plantings between lawn and hedge.
- Study softening hedge by allowing it to meander a bit.
- Plant palette is good.

3. 06BAR-00000-00289 Sewall Single Family Dwelling Addition 768 Ayala Lane
06LUP-00000-01038 (Selena Buoni, Planner 568-2910) Ridgeline: N/A
06MOD-00000-00019

Request of Jock Sewall, owner, to consider Case No. 06BAR-00000-00289 for **final approval of a second-story addition of approximately 996 square feet with corresponding removal of unpermitted rain shed, a trellis of approximately 1,690 square feet on existing roof deck, a screened porch of approximately 338 square feet, partial demolition and interior remodel of existing guesthouse to reduce it to approximately 800 square feet and permit it as a guesthouse with attached storage shed, and conversion of an existing carport/storage shed to a detached three-car garage and storage shed. Retaining walls of up to six feet in height are also proposed, to create the lower garden. The requested Modification would allow for the existing unpermitted carport and storage shed to encroach six feet into the side yard setback, and would allow for the existing unpermitted guest house to encroach nine feet into the front setback.** The following structures currently exist on the parcel: residence of approximately 2,500 square feet, unpermitted guesthouse of approximately 1,000 square feet, and unpermitted storage shed/carport of approximately 600 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. No oak trees are proposed for removal. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Continued from 12/11/06 and 12/18/06) (Jock Sewall appeared)

ACTION: Edwards moved, seconded by Maphis, and carried by a vote of 4 to 0 (Michaelson, Ketzal, and Zilles absent) to grant final approval of 06BAR-00000-00289.

MBAR COMMENT:

- Approved the garage version and guesthouse with pitched roof elevations.

PRELIMINARY APPROVAL

4. 07BAR-00000-00015 Hestrin Wall 1278 and 1280 Spring Road
07CUP-00000-00004 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Mark Hestrin, owner, to consider Case No. 07BAR-00000-00015 for **preliminary/final approval of a sound wall 14 feet in height.** The following structures currently exist on the parcel: duplex of approximately 4,997 square feet and an 8-foot landscape wall. The proposed project will not require grading. The property is a 0.46 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-610-004 and -005,

located at **1278 and 1280 Spring Road** in the Montecito area, First Supervisorial District.
(Continued from 2/05/07 and 3/12/07) (Mark Hestrin appeared)

ACTION: Maphis moved, seconded by Nulty, and carried by a vote of 4 to 0 (Michaelson, Ketzal, and Zilles absent) to grant preliminary/final approval of 07BAR-00000-00015.

CONDITIONS:

- Sound wall to be the manufacturer's color "seal brown."
- Paint the existing concrete wall a color to match the sound wall.

MBAR COMMENTS:

- Recommends the panels be oriented vertically.
- Recommends planting trumpet vine on inside of wall to grow up and spill over top of wall.

5. **Groff Single Family Dwelling**
06BAR-00000-00170 and Guesthouse 1395 Oak Creek Canyon Road (Lot 3)
06LUP-00000-00745 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Ken Taub, architect for the owner, Scott Groff, to consider Case No. 06BAR-00000-00170 for **preliminary approval of a new residence of approximately 5,756 net (6,904 gross) square feet and a single-story guesthouse of approximately 396 (net and gross) square feet.** The lot is currently vacant. The proposed project will require approximately 520 cubic yards of cut and approximately 520 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-011 and -022, located at **1395 Oak Creek Canyon Road (Lot 3)** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 3/26/07)

Item not heard due to lack of a quorum.

CONCEPTUAL REVIEW

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

Request of Thomas McMahan, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **further conceptual review and preliminary approval 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, guesthouse 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, 4/23/07, and 5/21/07) (Eddie Villaruz, Louis Dene appeared)

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

MBAR COMMENTS:

- **Looks good, everything laid out but will need final landscape for final review.**
- **Roof issues have been addressed.**

PUBLIC COMMENT:

- **Marilyn Harding** – Looks fine. Only concern had been height. She’s talked with about three other neighbors who feel the same.

7. **E.M.D. LLC Single**
07BAR-00000-00066 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 **further conceptual review and preliminary approval of a new residence of approximately 5,188 square feet with an attached garage of approximately 800 square feet, basement of approximately 1,922 square feet, and guesthouse of approximately 786 square feet.** The lot is currently vacant. The proposed project will require approximately 1,375 cubic yards of cut and approximately 1,375 cubic yards of fill. 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 and 5/07/07)

Item not heard due to lack of a quorum.

8. **Grassini Single Family**
07BAR-00000-00079 Dwelling Addition 1775 Fernald Point Lane
07CDH-00000-00015 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Ken Mineau, architect for the owners, Larry and Sharon Grassini, to consider Case No. 07BAR-00000-00079 for **further conceptual review of a first floor addition of approximately 235 square feet and second story addition of approximately 2,394 square feet to the existing residence, and deck addition of approximately 108 square feet to the existing guesthouse.** The following structures currently exist on the parcel: residence of approximately 6,260 square feet with basement of approximately 200 square feet, cabana of approximately 360 square feet, detached garage of approximately 765 square feet, and guesthouse of approximately 743 square feet (located over existing detached garage). The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 007-380-007, located at **1775 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 4/23/07) (Ken Mineau, Nick Blaskobich, Larry Grassini appeared)

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

MBAR COMMENTS:

- **Given that the proposed project is much over the recommended maximum floor area, the second story addition is of primary concern.**
- **Second story should be pulled back on the east elevation in the southern part.**
- **Restudy southeast corner, consider also an angled window to achieve desired view without impacting neighbor’s privacy.**
- **Restudy other second story window on east elevation.**
- **Return with accurate neighborhood floor area study.**
- **Clarify, especially with planner, the required side setbacks for this lot.**

PUBLIC COMMENT:

property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District.

Item not heard due to lack of a quorum.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Maphis, and carried by a vote of 4 to 0 (Michaelson, Ketzal, and Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, June 18, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:24 P.M.