



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 15, 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 Ketzel	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 Chair, Anthony Spann, at 3:00 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	
Anthony Spann	- Chair
Sam Maphis	
Peter Edwards	
Sharon Foster	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Don Nulty
Michele Michaelson

REPORTERS: Matt Bloise, Santa Barbara News-Press

NUMBER OF INTERESTED PERSONS: Approximately 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None

II. AGENDA STATUS REPORT: None.

III. MINUTES: Zilles moved, seconded by Edwards and carried by a vote of 4-0-1 to (Michaelson and Nulty absent, Maphis abstained) to approve the Minutes of June 1, 2009, as revised.

C-1	07BAR-00000-00274	Gluck Single Family Dwelling Addition/Remodel	808 Hot Springs Road
	07LUP-00000-00824	(Sarah Clark, Planner 568-2059)	Ridgeline: N/A

Request of Ron Sorgman, architect for the owner, Frederick W. Gluck, to consider Case No. 07BAR-00000-00274 for **final approval on consent of a remodel and addition of approximately 1,469 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,005 square feet with an attached garage of approximately 403 square feet, potting shed of approximately 200 square feet, and tool shed of approximately 150 square feet. The proposed project will not require grading. The property is a

1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at **808 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07, 5/18/09, 6/1/09)

ACTION: Ketznel moved, seconded by Edwards and carried by a vote of 5-0 (Michaelson and Nulty absent) to grant final approval on consent of 07BAR-00000-00274.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

Tony Spann, MBAR Chair, announced that Michele Michaelson and Don Nulty cannot attend today's meeting. Additionally, Tony Spann will need to recuse himself on Items #3 and #4, and Sam Maphis will need to recuse himself on Item #2.

V. STAFF UPDATE:

June Pujio announced that the County adopted the '09/10 Budget on Friday, June 12th, 2009. June also highlighted the importance of Item #6 (County Counsel discussion of ethics law).

STANDARD AGENDA:

- | | | | |
|-----------|--------------------------|-----------------------------------|--------------------------------|
| 1. | 09BAR-00000-00048 | Maramonte Tea Fire Rebuild | 330 East Mountain Drive |
| | 09LUP-00000-00114 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Dale Pekarek, agent for the owners, Rocco & Viola Maramonte, to consider Case No. 09BAR-00000-00048 for **preliminary/final approval of a new two story family residence of approximately 2,738 square feet (with the first floor being approximately 1,268 square feet and the second floor being approximately 1,470 square feet) with a second floor deck area of approximately 637 square feet and an attached garage of approximately 435 square feet.** Nothing currently exists on the parcel: House destroyed by the fire. The proposed project will require approximately 612 cubic yards of cut and 125 cu. yards of fill. The property is a 1.10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at **330 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/6/09, 5/4/09, 6/1/09)

Public Comment:

Daniele Johnson
Henry Childs

MBAR Comments:

1. Landscape looks fine
2. Colors and materials are okay.
3. Exterior lights are to be obscured glass, mica color, with bulbs limited to 13 watts total for each fixture.
4. Findings for MBAR approval can be made. The project as revised, has limited materials, is in harmony with the surrounding (e.g., color) is compatible and grading amounts are appropriate.

Diane Black, Planning and Development Director of Development Services, responded to public questions regarding the Tea Fire process and coordination on review of project with the Mountain Drive Community Association. As part of our review process, staff recommends that applicants in this area go to the Mountain Drive Community Association, but cannot require that they go.

ACTION: Zilles moved, seconded by Edwards and carried by a vote of 5-0 (Michaelson & Nulty absent), to grant preliminary and final approval of 09BAR-00000-00048.

2. **09BAR-00000-00081** **Tea Fire Tarleton SFD Rebuild** **195 Sierra Vista Road**
09LUP-00000-00176 (Brian Banks, Planner) Ridgeline:
Urban

Request of Robert Klammer, agent/architect for the owners, Guy & Serina Tarleton, to consider Case No. 09BAR-00000-00081 for **conceptual review of a new two story single family dwelling of approximately 3,820 square feet with the first floor being approximately 2,135 square feet and the second floor approximately 1,685 square feet and an attached garage of approximately 789 square feet with a balcony of approximately 30 square feet.** All the structures formerly existing on the parcel were destroyed in the Tea Fire. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-022, located at 195 Sierra Vista Road in the Montecito area, First Supervisorial District. (Continued from 5/18/09, 6/1/09)

MBAR Comments:

1. **Nice project. As before, clean, well-executed design. A refreshing approach to the often prosaic stucco, tile-roof house. Variation in height and the angling of architectural elements is effective. MBAR likes and supports the project.**
2. **Return with a lighting plan, full elevations, details color board, landscape, and final level plans.**
3. **Story poles requested, as for other Tea Fire projects. Partial story poles, including a pole for the tower and street-side ridge and eve, are acceptable for this project. Erect story poles prior to returning.**

Project received conceptual review only. (Michaelson and Nulty absent) No action taken. Story poles and site visit requested.

3. **09BAR-00000-00089** **Tea Fire Rivera Trust Addition** **731 Coyote Road**
09LUP-00000-00207 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Akiko Wade Davis, designer for the owners, Rivera Trust, to consider Case No. 09BAR-00000-00089 for **conceptual review, preliminary and final approval an addition to a single family residence of approximately 255 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 524 square feet and a detached carport of approximately 470 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill or will not require grading. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-022, located at **731 Coyote Road** in the Montecito area, First Supervisorial District.

Public Comment:

Speaker slip from Henry Childs

MBAR Comments:

1. **Great plant palate.**
2. **Lighting and colors to match existing.**

ACTION: Ketznel moved, seconded by Zilles and carried by a vote of 4-1-2 (Michaelson and Nulty absent, Spann abstained) to grant preliminary and final approval of 09BAR-00000-00089.

4. 08BAR-00000-00281 Hogan Addition 30 Miramar Avenue
08CDH-00000-00046 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Glen Deisler, architect for the owners, Phillip & Elizabeth Hogan, to consider Case No.08BAR-00000-00281 for **final approval of an approximately 111 square foot first floor addition and approximately 685 square foot second floor addition to the existing residence and a attached 2 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of 1,501 square feet and storage shed of approximately 158 square feet. The proposed project will require approximately 2 cubic yards of cut and approximately 13 cubic yards of fill. The property is a 7,445 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-344-004, located at **30 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 1/26/09, 4/20/09)

MBAR Comments:

- 1. Use opalescent glass on exterior light fixtures.**
- 2. Planner to review further applicant proposed changes to determine if those could return on consent for revised after final review.**

ACTION: Ketzal moved, seconded by Zilles and carried by a vote of 4-0-1 (Michaels & Nulty absent, Spann abstained) to grant final approval of 09BAR-00000-00281.

5. Santa Barbara Cemetery
06BAR-00000-00157 Mausoleum Addition 901 Channel Drive
08CDP-00000-00004 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Pedersen Architects, architect for the owner, Santa Barbara Cemetery, to consider Case No. 06BAR-00000-00157 for **preliminary/final approval of an additional 1,926 square foot mausoleum.** The following structures currently exist on the parcel: chapel/sanctuary/office of approximately 11,531 square feet, mausoleum of approximately 4,910 square feet, and service building of approximately 5,014 square feet. The proposed project will require approximately 11 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 57-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-270-001, located at **901 Channel Drive** in the Montecito area, First Supervisorial District. (Continued form 8/07/06)

MBAR Comments:

- 1. Color and material board is okay.**
- 2. Lighting to match existing; revise lighting elevation to reflect correct scale, consistent with the exterior lighting on the existing "office building". (George Washington Smith building.)**
- 3. Gutters and downspouts to match the existing mausoleum building.**

ACTION: Spann moved, seconded by Edwards and carried by a vote of 5-0 (Michaels & Nulty absent), to grant preliminary and final approval of 09BAR-00000-00157.

6. County Counsel Report on Political Reform Act and Government Code Section 1090

The Montecito Board of Architectural Review will receive a report from County Counsel concerning ethics responsibilities under the Political Reform Act and Government Code Section 1090.

Chief Assistant County Counsel Michael Ghizzoni addressed the MBAR about the ethics rules. In summary:

1. ***The Fair Political Practices Act*** requires that an MBAR member with a reasonably foreseeable material financial effect from a project that will be reviewed by the MBAR – for example, the MBAR member is a partner in the firm presenting the project, or is married to someone who is presenting the project – needs to recuse themselves from the item (it is not necessary to give the reason), announce that into the record, and leave the room until the item is finished.
2. ***California Government Code Section 1090*** and other relevant sections of the Government Code provide that in situations where an MBAR member is a part of a firm, or has a spouse that is part of a firm, that is working on a project contracted for by the County and that project needs MBAR review, then the MBAR member must resign from the MBAR.
3. M. Ghizzoni will respond to the following questions raised by the MBAR:
 - a. What is the noticing distance required in determining recusal due to proximity of an MBAR's residence to the project site? The distance is 500 feet.
 - b. May an MBAR member participate as a member of the public at an MBAR meeting?

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Ketzel, and carried by a vote of 5 to 0 (Nulty & Michaelson absent) that the meeting be adjourned until 3:00 P.M. on Monday, June 29, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:54 P.M.