



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of June 16, 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 Acting-Chair Sam Maphis 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:

Nicole Mashore, Planner, Development Review South
Seth Shank, Planner, Development Review South
Eric Gage, Planner, Development Review South

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 14.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. MINUTES: Edwards moved, seconded by Zilles and carried by a vote of 7-0 to approve the MBAR Minutes of June 2, 2008.

IV. MONTECITO CONSENT AGENDA:

C-1. 08BAR-00000-00025 Craig Additions and Garage 117 Palm Tree Lane
08CDP-00000-00037 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Richard Starnes, architect for the owners, Mr. and Mrs. Paul Craig, to consider Case No. 08BAR-00000-00025 for **final approval on consent of an approximately 697 square foot addition (includes garage conversion of 472 square feet) to an existing residence, an approximately 900 square foot new garage and an approximately 900 square foot basement.** The following structures currently exist on the parcel: residence of approximately 2,019 square feet with an attached garage of approximately 472 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 23,850 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-211-030, located at **117 Palm Tree Lane** in the Montecito area, First Supervisorial District. (Continued from 3/10/08, 5/05/08, 5/19/08 and 6/02/08.)

ACTION: Maphis moved, seconded by Ketzal and carried by a vote of 6-0 (Michaelson absent) to grant final approval on consent of 08BAR-00000-00025.

C-2. 08BAR-00000-00070 Mackall Addition 330 Sheffield Drive
08CDP-00000-00061 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Britt Jewett, architect for the owner, Debbie Mackall, to consider Case No. 08BAR-00000-00070 for **preliminary/final approval on consent of an addition to existing residence of approximately 196 square feet.** The following structures currently exist on the parcel: residence of approximately 4,283 square feet. The proposed project will not require grading or fill. The property is a 1.22 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-006, located at **330 Sheffield Drive** in the Montecito area, First Supervisorial District. (Continued from 5/05/08.)

ACTION: Maphis moved, seconded by Ketzal and carried by a vote of 6-0 (Michaelson absent) to grant preliminary/final approval on consent of 08BAR-00000-00070.

C-3. 08BAR-00000-00058 Conk Partial Basement Conversion, Outdoor Barbecue & Fireplace 1372 Oak Creek Canyon Road
08LUP-00000-00128 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Chip and Laurie Conk, to consider Case No. 08BAR-00000-00058 for **final approval on consent of a partial basement conversion to convert approximately 2,189 square feet into habitable space and the conversion of 2,715 square feet of unfinished basement to storage/mechanical space, a new pool pavilion with an outdoor barbecue and fireplace. A portion of the existing basement would be "daylighted" on the south elevation to provide for a two-story appearance.** The following structures currently exist on the parcel: residence of approximately 6,246 square feet, garage of approximately 787 square feet, and guesthouse of approximately 797 square feet. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 5.71 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 4/21/08, 5/05/08, 5/19/08 and 6/02/08.)

ACTION: Maphis moved, seconded by Ketzal and carried by a vote of 6-0 (Michaelson absent) to grant final approval on consent of 08BAR-00000-00058.

III. MBAR MEMBERS INFORMATIONAL BRIEFINGS

IV. STAFF UPDATE:

June Pujo alerted the MPC to the 6/18/08 briefing on 1) the County's new encroachment permit policy and 2) the new Montecito Water District urgency ordinance.

STANDARD AGENDA:

FINAL APPROVAL

- | | | | |
|-----------|---|---|---|
| 1. | 07BAR-00000-00124
07LUP-00000-00497 | Grafton/Humphrey Single Family Dwelling and Guesthouse
(Nicole Mashore, Planner 568-8068) | 857 Picacho Lane
Ridgeline: N/A |
|-----------|---|---|---|

Request of Jeremy Roberts, architect for the owners, Sue Grafton and Steve Humphrey, to consider Case No. 07BAR-00000-00124 for **final approval of a new two-story residence of approximately 5,790 square feet with a basement of approximately 700 square feet; a detached garage of approximately 788 square feet with guesthouse of approximately 755 square feet above; and conversion of the existing residence to a storage structure.** The following structure currently exists on the parcel: residence of approximately 416 square feet. The proposed project will require approximately 474 cubic yards of cut and approximately 411 cubic yards of fill. The property is a 2.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-048, located at **857 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 6/04/07 and 12/17/07.)

MBAR CONDITION:

- **Include color information on the plan cover sheet.**

MBAR COMMENTS:

- **Lighting is okay.**
- **Color scheme to be the same as the house.**
- **Action includes the color board presented at today's hearing.**

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 7-0 to grant final approval of 07BAR-00000-00124.

- | | | | |
|-----------|---|---|--|
| 2. | 07BAR-00000-00295
07LUP-00000-00834 | Enthoven Guesthouse, Garage & Shed
(Seth Shank, Planner 568-2054) | 740 Ashley Road
Ridgeline: N/A |
|-----------|---|---|--|

Request of Tom Meaney, agent for the owners, Patrick and Sally Enthoven, to consider Case No. 07BAR-00000-00295 for **final approval of an approximately 795 square foot garage with an approximately 795 square foot guesthouse above, an approximately 150 square foot storage shed and the demolition of the current garage.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet and an approximately 300 square foot office. The proposed project will require approximately 75 cubic yards of cut and zero cubic yards of fill. The property is a 2.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-090, located at **740 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 4/07/08.)

PUBLIC COMMENT:

- **David Strauss**

MBAR COMMENT:

- Colors to match existing.

ACTION: Ketzler moved, seconded by Edwards and carried by a vote of 7-0 to grant final approval of 07BAR-00000-00295.

PRELIMINARY APPROVAL

3. **07BAR-00000-00293 Pinecliff HOA Repair & Maintenance 1500 Miramar Beach**
08CDH-00000-00041 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of David Van Hoy, architect for the owner, Pinecliff Homeowners Association, to consider Case No. 07BAR-00000-00293 for **preliminary/final approval of a repair and maintenance project to two existing buildings**. The following structures currently exist on the parcel: two (2) 3-unit two-story condominium residences of approximately 4,600 square feet each. The proposed project will require less than 25 cubic yards of cut and fill. The property is a 23,083 square foot parcel zoned DR-12 and shown as Assessor's Parcel Number 009-420-014, located at **1500 Miramar Beach** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 7-0 to grant preliminary/final approval of 07BAR-00000-00293.

4. **07BAR-00000-00237 Feldman Single Family Dwelling Addition and Garage 661 Park Lane**
08LUP-00000-00119 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Thiep Cung, architect for the owner, Janice Feldman, to consider Case No. 07BAR-00000-00237 for **preliminary approval of an addition of approximately 2,179 square feet to the existing residence, new basement of 573 square feet, new attached garage of approximately 600 square feet, and enclosed patio of approximately 683 square feet**. The following structures currently exist on the parcel: single-story residence of approximately 2,287 square feet, guesthouse of approximately 691 square feet, shed of approximately 135 square feet, and carport of approximately 520 square feet (to be demolished). The proposed project will require approximately 593 cubic yards of cut and zero cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-063, located at **661 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

MBAR COMMENTS:

- Positive comments on the project.
- Return for Final on Consent.

ACTION: Maphis moved, seconded by Zilles and carried by a vote of 7-0 to grant preliminary approval of 07BAR-00000-00237.

5. **08BAR-00000-00053 Shapiro New Single Family Dwelling, Guesthouse & Pool 669 Picacho Lane**
08LUP-00000-00119 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Glen Deisler, architect for the owners, John and Megan Shapiro, to consider Case No. 08BAR-00000-00053 for **preliminary/final approval of a new two-story residence of approximately 6,169 square feet, detached garage of approximately 743 square feet, a detached garage of approximately 399 square feet, a guesthouse of approximately 760**

square feet, and a new pool and spa. There are currently no structures on the parcel. The proposed project will require approximately 1,900 cubic yards of cut and approximately 700 cubic yards of fill. (Note: Some cut is to remove fill brought in under a previous LUP & grading permit.) The property is a 2.10 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 4/21/08 and 5/05/08.)

PUBLIC COMMENT:

- **Mark Manion**
- **Dr. Philip**

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 7-0 to grant preliminary/final approval of 08BAR-00000-00053.

CONCEPTUAL REVIEW

6. **08BAR-00000-00130** Moelleken Garden Walls **354 Sheffield Drive**
08EXE-00000-00150 (Nicole Mashore, Planner 568-8068) Ridgeline: N/A

Request of Don O'Neill, agent for the owner, Alan Moelleken, to consider Case No. 08BAR-00000-00130 for **conceptual review/preliminary and final approval of garden walls of approximately 90 linear feet of varying height between 2 and 5 feet high, respectively.** The following structures currently exists on the parcel: residence of approximately 4,773 square feet, detached garage of approximately 753 square feet and a pool cabana of approximately 753 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 0005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District.

ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 7-0 to grant conceptual review/preliminary/final approval of 08BAR-00000-00130.

7. **08BAR-00000-00129** Willmon Barn Conversion to Workshop **601 San Ysidro Road**
08LUP-00000-00260 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Roger Willmon, to consider Case No. 08BAR-00000-00129 for **conceptual review/preliminary and final approval of an approximately 199 square foot addition to barn and conversion to workshop.** The following structures currently exist on the parcel: residence of approximately 3,399 square feet and an approximately 329 square foot barn. The proposed project will not require grading. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-021, located at **601 San Ysidro Road** in the Montecito area, First Supervisorial District.

ACTION: Edwards moved, seconded by Zilles and carried by a vote of 6-0 (Ketzler abstained) to grant conceptual review/preliminary/final approval of 08BAR-00000-00129.

8. **08BAR-00000-00128** Wilson Addition, Remodel, Cabana, Pool Trellis, Front Entry Roof and Trellis **665 San Ysidro Road**
08LUP-00000-00259 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Tony Wilson, to consider Case No. 08BAR-00000-00128 for **conceptual review/preliminary approval of an approximately 933 square foot addition, an approximately 374 square foot cabana with an approximately**

260 square foot covered porch and an approximately 146 square foot storage conversion. The following structure currently exists on the parcel: residence of approximately 3,416 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-008, located at **665 San Ysidro Road** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- **Remove the exterior shutters on the main house and cabana.**
- **Return for Final on Consent.**

ACTION: Michaelson moved, seconded by Nulty and carried by a vote of 7-0 to grant conceptual review/preliminary approval of 08BAR-00000-00128.

9. **08BAR-00000-00123** **Medved Addition** **1450 Wyant Road**
(No Planner Assigned) Ridgeline: N/A

Request of David Ellien, agent for the owners, Arnold and Doris Medved, to consider Case No. 08BAR-00000-00123 for **conceptual review of an approximately 567 square foot addition and remodel of existing residence.** The following structures currently exist on the parcel: residence of approximately 2,852 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-018, located at **1450 Wyant Road** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- **Bill and Beth Jones**

MBAR COMMENTS:

- **Landscaping looks okay.**
- **Effort is in the right direction.**
- **Be cautious not to have the pedestrian walk look too wide.**
- **Provide more window and door details (e.g. doorhead and sills).**
- **Bring color palate.**
- **Study ability to break up vertical/horizontal proportions.**
- **Return for Preliminary/Final Approval.**

Project received review only. No action taken.

10. **08BAR-00000-00118** **Sheldon Partial Demo/Rebuild and Garage Remodel** **1530 Miramar Beach Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Clay Aurell, architect for the owners, Nancy and Michael Sheldon, to consider Case No. 08BAR-00000-00118 for **conceptual review of a new two-story residence of approximately 3,755 square feet, the remodel of an existing garage and the demolition of the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,178 square feet (to be demolished) and a garage of approximately 450 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 25 cubic yard of fill. The property is a 4,356 square foot parcel zoned Z-R-1 and shown as Assessor's Parcel Number 009-345-018, located at **1530 Miramar Beach Drive** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- **Dennis Phelps**

- **Jonathon Fink**
- **Greg Huglin**
- **Philip Hogan**
- **Max Drucker**

MBAR COMMENTS:

- **Some expressed concern with the size of the house.**
- **Study placement of the elevator.**
- **Setback is a good direction.**
- **Some commented that the Bulk/Scale is not overstated, given the square footage.**
- **Show adjacent structures in elevation; including elevations at upper level adjoining structures.**
- **Prepare a lot size, percent coverage and FAR study, use up-to-date information; show number of stories.**
- **Erect story poles.**
- **Consider breaking up the deck.**
- **Positive comments on playing up the vertical spine.**
- **No issues with variance request.**

Project received review only. No action taken.

11. **08BAR-00000-00127** **Tweddle New Single Family Dwelling and Guesthouse** **1395 Oak Creek Canyon Road**
(No Planner Assigned) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR-00000-00127 for **conceptual review of a new residence of approximately 5,800 square feet and a guesthouse of approximately 800 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,750 cubic yards of cut and approximately 760 cubic yards of fill. The property is a 2.10 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-280-022, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

PUBLIC COMMENT:

- **Nigel Copley**

MBAR COMMENTS:

- **Bring plans up to the next level.**
- **Erect story poles prior to the next meeting.**
- **Submit to planner prior to the next meeting.**
- **Prepare a FAR study.**
- **Consider contact with the Homeowner's Association.**
- **The formal aspect is challenging, style is beautiful.**
- **Restudy the pad for the site; it appears too large for the site.**
- **The walls appear tall; review for screening opportunities.**
- **Provide arborist reports for the oaks.**
- **Provide conditions/compliance requirements on oak tree mitigation.**
- **Provide documentation on neighboring sites, style, grading, etc.**
- **Western wall appears very exposed.**
- **Restudy approach that would allow the walls to look more naturalistic.**

Project received review only. No action taken.

PRELIMINARY APPROVAL

12.	01BAR-00000-00272	Westmont College – Phase 1 Development of Campus Master Plan	955 La Paz Road
	90-CP-096 RV01 07LUP-00000-00821	(Alex Tuttle, Planner 884-6844)	Ridgeline: Urban

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan. Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 156,311 gross square feet of buildings, including Winter Hall, Chapel/Auditorium, Adams Center, Residence Hall, Observatory, Central Plant, and Track Storage, and re-orientation of the baseball field and track and infield.** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06, 12/03/07, 1/07/08, 2/11/08, 2/25/08, 3/10/08 and 3/24/08.)

MBAR COMMENTS:

- **Preliminary approval of Phase One includes all the improvements listed in description above as well as changes to Porter Hall.**
- **Preliminary approval of Phase One does not include: sign program with its lighting.**
- **The additional height beyond the standard height limitation on the Observatory and Art Center qualify as architectural projections and are less than the allowable 400 square feet, or 10 percent of the total floor area.**
- **Applicant to return to the full board for final approval, including detailing of the lighting and sign programs.**
- **Phase I development, as presented, conforms to the Westmont Campus Master Plan approved by the Montecito Planning Commission and Board of Supervisors, including the revised design of the Chapel/Auditorium.**

ACTION: Zilles moved, seconded by Nulty and carried by a vote of 5-0 (Ketzler abstained and Michaelson absent) to grant preliminary approval of Phase One of 01BAR-00000-00272.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Edwards moved, seconded by Zilles, and carried by a vote of 6 to 0 (Michaelson absent) that the meeting be adjourned until 3:00 P.M. on Monday, June 30, 2008 in the Santa Barbara County Board of Supervisor's Conference Room, Administration Building, Fourth Floor, 105 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 7:20 P.M.