



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES

Board of Supervisors Hearing Room
Santa Barbara County
Administration Building, 4th Floor
105 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Meeting Date: June 29, 2009

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

COMMITTEE MEMBERS ABSENT:

Sam Maphis

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 20

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None

II. AGENDA STATUS REPORT: No changes where made.

III. MINUTES: Edwards moved, seconded by Zilles and carried by a vote of 4-0-1 (Maphis absent; Nulty abstained) to approve the Minutes of June 15, 2009.

1.	09BAR-00000-00081	Tea Fire Tarleton Single Family Dwelling Rebuild	195 Sierra Vista Road
	09LUP-00000-00176	(Brian Banks, Planner 568-3559)	Ridgeline: Urban

Request of Robert Klammer, agent/architect for the owners, Guy & Serina Tarleton, to consider Case No. 09BAR-00000-00081 for **preliminary /final approval 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, 6/15/09)

MBAR Comments:

1. Use "ICI County Cork", or equivalent color for the exterior plaster.
2. Change the elevation rendering sheet to match the new color on the final plans.

ACTION: Edwards moved, seconded by Ketznel and carried by a vote of 6-0 (Maphis absent) to grant preliminary approval and final approval of 09BAR-00000-00081

2. 09BAR-00000-00099 Westmont Tea Fire Campus Screening Plan 955 La Paz Road
90CP-096 RV01, 08LUP-00000-00821 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Laurel Perez, agent for the owners, Westmont College, to consider Case No. 09BAR-00000-00099 for **conceptual review, preliminary and final approval of an updated landscape screening plan in response to the Tea Fire.** The following structures currently exist on the parcel: Westmont College. The proposed project will not require grading. The property is 111 total acres zoned 1-E-1 and shown as Assessor's Parcel Numbers 013-080-007, 013-050-018, 013-060-04, and 013-060-006 located at **955 La Paz Road** in the Montecito area, First Supervisorial District.

Public Comment:

Gabrielle Hayum
Gisele Moseley
Bill Palladini

MBAR Comments:

1. MBAR likes the screening.
2. Return with additional screening plants on the outer side of the trail, consistent with the ESH and riparian enhancement plan.
3. Show the trail on the final plans.
4. Return for Final on Consent.

ACTION: Nulty moved, seconded by Michaelson and carried by a vote of 5-0-1 (Maphis absent; Ketznel abstained) to grant preliminary approval of 09BAR-00000-00099.

3. 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 **preliminary/final approval of a new residence of approximately 4,944 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 475 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ-100 and RMZ-40 and shown as Assessor's Parcel Numbers 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, 10/20/08, and 4/06/09)

Public Comment:

Bill Palladini

MBAR Comments:

1. **The architect is commended for the positive changes.**
2. **Design is improved, provides more shadowing.**
3. **Remove pottery lights on the south side and remove the south side light at the stairs.**
4. **Colors are very nice, natural.**
5. **Return for Final on Consent.**

ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5-0-1 (Maphis absent; Nulty abstained) to grant preliminary approval of 08BAR-00000-00127.

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| 4. | 08BAR-00000-00158
08LUP-00000-00656 | McMahon New Single Family
Dwelling, Garage and Cabana
(Eric Gage, Planner 568-2002) | 975 Hot Springs Road
Ridgeline: N/A |
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Request of Don Nulty, architect for the owners, Harry and Jacquie McMahon, to consider Case No. 08BAR-00000-00158 for **preliminary approval of a new two-story residence of approximately 8,463 square feet with a basement of approximately 3,798 square feet, an attached 3-car garage of approximately 948 square feet, a detached pump house of approximately 298 square feet, and a cabana of 817 square feet.** The lot is currently vacant. The proposed project will require approximately 2,700 cubic yards of cut and approximately 3,000 cubic yards of fill. The property is a 5.02 net acre (5.62 gross acre) parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08 and 12/15/08)

Public Comment:

Bill Palladini
Peter Barker

MBAR Comments:

1. **The proposed grading (>1500 cubic yards) can be supported because:**
 - a. **the design is cut into the site and is lowered into the landform.**
2. **The proposed height is acceptable, non-impacting, and creates more shadowing**

ACTION: Ketznel moved, seconded by Edwards and carried by a vote of 5-0-1 (Maphis absent; Nulty abstained) to grant preliminary approval of 08BAR-00000-00158.

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| 5. | 09BAR-00000-00098 | Mayrock Addition
(No Planner Assigned) | 735 Fuera Lane
Ridgeline: N/A |
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Request of Don Nulty, architect for the owners, Elliot and Alecia Mayrock, to consider Case No. 09BAR-00000-00098 for **conceptual review of an addition to the second floor of the residence of approximately 80 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,305 square feet, the first floor being approximately 2,216 square feet and the second floor being approximately 2,089, a detached garage of approximately 500 square feet, a cabana of approximately 755 square feet and a guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-024, located at **735 Fuera Lane**, in the Montecito area, First Supervisorial District.

MBAR Comments:

1. **No problem with where the concept is going.**
2. **Return for concept/preliminary once a planner is assigned.**

3. **Site visit and story poles are not required.**
4. **Renotice to reflect the currently proposed square footage.**

ACTION: Project received comments only. No action taken. Project may return for preliminary approval. Nulty abstained from the discussion.

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| 6. | Tilson New Single Family
Dwelling and Guesthouse | 960 Park Lane West |
| | (No Planner Assigned) | Ridgeline: N/A |

Request of Theip Cung, architect for the owners, John Tilson, to consider Case No. 09BAR-00000-00096 for **conceptual review of a new single family two story residence of approximately 5,940 square feet with the first story being approximately 4,500 square feet and the second story being approximately 1,250 square feet and a guesthouse of approximately 800 square feet and attached garage of approximately 990 square feet.** Nothing currently exists on the parcel. The proposed project will require approximately 1,900 cubic yards of cut and approximately 1,900 cubic yards of fill. The property is 53.6 total acres zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-036,007-020-037, 007-020-011 located at **960 Park Lane West** in the Montecito area, First Supervisorial District.

MBAR Comments:

MBAR would like to see a more environmental approach.

1. **Beautiful design, likes the Moorish concept, but should be more organic, relating to the site.**
2. **Design might not work for this site.**
3. **Study fire turn around requirements**
4. **Restudy terrace to reflect eh environment.**
5. **Provide information on slopes, trails.**
6. **Schedule site visit.**
7. **Return before going to the MPC.**

ACTION: Project received comments only. No action taken. Project may return for further conceptual review after site visit and story poles.

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| 7. | Gilchrest New Single Family
Dwelling/Garage Demo | 661 Picacho Lane |
| | (No Planner Assigned) | Ridgeline: N/A |

Request of Don Nulty, architect for the owners, John and Gilchrest, to consider Case No. 09BAR-00000-00097 for **conceptual review of a new residence of approximately 4,574 square feet, an attached garage of approximately 687 square feet, and a new driveway and parking area.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,590 square feet and a garage of approximately 687 square feet (all to be demolished). The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-005, located at **661 Picacho Lane** in the Montecito area, First Supervisorial District.

Public Comment:

John & Megan Shapiro- Letter

MBAR Comments:

1. **Schedule site visit**

2. Provide footprint of terrace at the site visit.
3. Provide arborist report.
4. Provide a preliminary landscape plan.
5. Erect story poles prior to the next meeting.
6. Concern over width of proposed dwelling to width of lot (design extends setback to setback)
7. Return back to MBAR after formal submittal to County for LUP.

ACTION: Project received comments only. No action taken. Project may return for preliminary approval after site visit and story poles.

8. 08BAR-00000-00145 680 Stonehouse Lane LLC New Single Family 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 **preliminary approval of a new residence of approximately 6,107 square feet with an attached garage of approximately 1,472 square feet and a guesthouse of approximately 800 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, 4/6/09, 5/4/09)

Public Comment:

**Bill Palladini
Derek Westen
Shirley & Bobby Purkait
Kathryn & les Draine
Betty Tegart**

MBAR Comments:

1. MBAR is not comfortable with the revisions. They are minimal.
2. Inappropriate use of attic to reduce FAR.
3. The project has not progressed over multiple meetings.
4. Trees to screen structures are not appropriate when the bulk of the house eliminates views.
5. A finished floor elevation of up to 6 1/2 - 7' above existing grade is significant concern.
6. The entirety of the house is oriented in the wrong direction.
7. MBAR supports the findings for denial as drafted by staff in staff's memo, dated June 29, 2009.

ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 5-0-1 (Maphis absent; Nulty abstained) to deny preliminary approval of 08BAR-00000-00145.

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 5 to 0 (Maphis & Nulty absent) that the meeting be adjourned until 3:00 P.M. on Monday, July 13, 2009, in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:40 P.M.

