



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 2, 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 Ketzal	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 2:06 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Michaelson, Ketzal, Maphis

STAFF MEMBERS PRESENT:

Dave Ward, Deputy Director, Development Review South
Nicole Mashore, Planner, Development Review
Sarah Clark, Planner, Development Review
Jim Heaton, Planner, Development Review

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

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

Item No. 5 – Stewart-Kahmann SFD and Garage (07BAR-00000-00152) – Continued to the meeting of July 16, 2007.

Item No. 7 – Black SFD Addition/Remodel (07BAR-00000-00158) – Continued to the meeting of July 16, 2007.

Item No. 8 – Young/Johnson SFD Additions/Remodel (07BAR-00000-00159) – Continued to the meeting of July 16, 2007.

Item No. 9 – Davis SFD Addition (07BAR-00000-00163) – Continued to the meeting of July 16, 2007.

III. MINUTES: Zilles moved, seconded by Edwards and carried by a vote of 4 to 0 (Michaelson, Ketzal, Maphis absent) to approve the Minutes of June 18, 2007, as revised.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

V. **STAFF UPDATE:** None.

STANDARD AGENDA:

CONCEPTUAL REVIEW

1.	Largura Single Family Dwelling and Guesthouse	2480 Bella Vista Drive
	07BAR-00000-00129	Ridgeline: Rural
	07LUP-00000-00336 (Nicole Mashore, Planner 884-8068)	

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **further conceptual review of a new residence of approximately 4,290 square feet with basement of approximately 2,285 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 3,290 cubic yards of cut and approximately 830 cubic yards of fill. Approximately 22,000 square feet of native vegetation removal is proposed. The 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. (Continued from 6/04/07 and 6/18/07) (Bob Easton, Laurel Brady, Brian Felix appeared)

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

Comments from MBAR as a whole:

- **Color of house should be darker than that proposed today.**
- **Provide story poles; they are effective for the process. Poles to be in place by July 15th and to remain in place until at least the July 30th meeting. MBAR will then discuss whether to leave them up longer.**
- **Poles to be placed at all the corners of the house with two poles for the ridge of the tower. Two poles for the guesthouse at the south elevation.**
- **Mark with tape the perimeter of the site retaining wall that creates the flat yard.**

Comments by each member present:

- **Nulty – There have been positive improvements to the project, about 30% of the volume has been removed and in particular on the leading edge (south and west elevations), which is what he would look for. And the motor court/fire department turnaround has been redesigned to greatly reduce the retaining wall on the east side. Entry provides a nice arrival. Will need to keep lights out of the tower element terrace to avoid night lighting issues and further study exterior lighting to minimize. Landscape planting size should be chosen carefully and indicate how long it will be to reach full screening (is it 5 or 10 years?). Show what the landscape will look like when installed. Sometimes two buildings seen from a distance can almost appear as one – to avoid the house and guesthouse from appearing as one, will need strong greenery between the two on the east and west. Two well-placed tall trees on west side could accomplish this.**
- **Edwards – The house is a big improvement but still has some concerns regarding grading and house placement on site, story poles very important.**
- **Zilles – Sees a lot of improvement and attempts to change the project. But still would like to see a change from lowland type of estates to smaller, more environmentally friendly houses in the hills. Would like to see something more organic, more responsive to the environment, smaller. This project disrupts all of community's views, not just the adjacent neighbors. Many in community do not like to see the**

existing large houses up in the hills. Design should have more curves that grow out of the natural terrain, and fewer sharp, straight lines.

- **Spann – Is still undecided about the project. Believes the *Guidelines* do not go far enough in addressing development in the hillsides but that this project would not set a precedent. Likes the intent of the overall design but not sure it has gone far enough. No consensus yet on the MBAR, if other members present today there could have been more negative comments.**

PUBLIC COMMENT:

- **Don Hughes** (also submitted comment letter) – Site is prominent in his view to the west. Watched the construction of the driveway, then was glad to see that intensive landscaping and irrigation was installed. Wants to see a compromise reached to build a house so that the fine driveway does not lead to nowhere. Believes this development in a form that can be agreed upon by its more immediate neighbors will enhance local property values.
- **David Peterson** – Previous story poles were only up for a few days and most neighbors did not have a chance to see them. Would like to see poles for the re-design. It has gotten smaller, which is good for him and his other neighbors as it's a highly visible site from Bella Vista and the trail. Poles should be up for some length of time.
- **Kay Peterson** – Is not opposed to building a house on this site, rather the house should be in compliance with the *Guidelines*. The design today has made great progress but does not yet comply with the *Guidelines*. The road was approved because there was an approval for a small house as the main house, that the applicant now proposes as a guesthouse. This permitted but unbuilt house should not drive the project but seems to be driving it. Maybe this site should not have a guesthouse. Submits a letter with 18 names of nearby property owners who request story poles and that they be left up for at least a month.
- **Dick Thielscher** – Story poles were up a year ago but project has changed and not many people saw the poles as they were up only a few days. Poles should be up for 60 days so people can see them – some may be on vacation and not have an opportunity to see for a while. MPC may want to see them too in the eventually. This project could really set a precedent for the hills of Montecito. Believes a 2,000 square foot house with 1,600 square foot basement and no guesthouse could reasonably be put on this site.
- **Jon Gura** – Seconds what has been said by everyone. Wants to see story poles, see the house on site of the current guesthouse, or it should be the house.
- **David Goldman** – Asked how far the house has been pulled back since the beginning.
- **Tony Harbour (Montecito Association)** – Believes story poles should be installed.

PRELIMINARY APPROVAL

	Dene Demo/New Single	
2.	07BAR-00000-00028 Family Dwelling and Garage	416 Camphor Place
	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 **preliminary/final approval of a new single-story residence of approximately 3,300 square feet with an attached garage with laundry facility of approximately 500 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, 5/21/07, and 6/04/07)

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 4 to 0 (Michaelson, Ketzler, Maphis absent) to drop 07BAR-00000-00028 from the Standard Agenda.

CONCEPTUAL REVIEW

3. 07BAR-00000-00147 Misfeldt Detached Garage 135 La Vuelta Road
07CDP-00000-00075 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00147 for **conceptual review of a new detached 2-car garage of approximately 480 square feet**. The following structures currently exist on the parcel: residence of approximately 4,639 square feet (under construction) with a detached garage of approximately 250 square feet (to be demolished). 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 La Vuelta Road** in the Montecito area, First Supervisorial District. (William Cooper appeared)

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

MBAR COMMENTS:

- **Does not like buildings to be placed within a foot of a property line.**
- **Would like to see it moved away from both property lines but especially back a minimum five feet from the north property line.**
- **Requests clarification from the planner on the setbacks.**
- **Has never seen a garage with French doors, windows ok but not French doors.**
- **Does like that they are trying to remove a nonconforming garage that is in the front setbacks.**
- **One member could support project as presented today.**

PUBLIC COMMENT:

- **Susan Petrovich** – Concerned that garage is jammed up to two property lines. Why not 10 feet from the north boundary? French doors raise concern that it could be turned into a guesthouse. Concerned about a wall coming back into place on La Vuelta that it is not in the easement, which could affect the neighborhoods work to design and install a gate.
- **Sheryl Ford** – Commented on the neighborhood's work on gates (not a part of this project).
- **Bruce MacKenzie** - Commented on the neighborhood's work on gates (not a part of this project).

4. 07BAR-00000-00148 Linker Artist Studio and Covered Porch 320 Malaga Drive
07LUP-00000-00384 (Amy Trester, Planner 568-3116) Ridgeline: N/A
07HOC-00000-00005

Request of William Cooper, architect for the owners, Vicky and Gary Linker, to consider Case No. 07BAR-00000-00148 for **conceptual review of an artist studio of approximately 800 square feet with an attached covered porch of 298 square feet**. The following structures currently exist on the parcel: residence of approximately 2,750 square feet with an attached garage of approximately 460 square feet, and storage shed of approximately 220 square feet (to be demolished). The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-025, located at **320 Malaga Drive** in the Montecito area, First Supervisorial District. (William Cooper, Vicky Linker appeared)

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

MBAR COMMENTS:

- **Looks fine.**
- **Bring better pictures of screening vegetation on north side – may want to enhance it if necessary.**

5. **07BAR-00000-00152** Stewart-Kahmann Revised New Single Family Dwelling and Garage **90 Butterfly Lane**
07CDP-00000-00081 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 07BAR-00000-00152 for **conceptual review and preliminary approval of the construction of a new 2-story residence of approximately 2,726 square feet with an attached 2-car garage of approximately 546 square feet and basement of approximately 1,766 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet and carport of approximately 144 square feet. The proposed project will require approximately 725 cubic yards of cut and no fill. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 4 to 0 (Michaelson, Ketzler, Maphis absent) to continue 07BAR-00000-00152 to the MBAR meeting of July 16, 2007. *See Agenda Status Report.*

6. **07BAR-00000-00161** Watson Garage Conversion and New Carport **1907 San Leandro Lane**
07CDP-00000-00085 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Jack Watson, to consider Case No. 07BAR-00000-00161 for **conceptual review of conversion of the existing garage to habitable space and a new attached carport of approximately 369 square feet.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet with an attached garage of approximately 484 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-360-015, located at **1907 San Leandro Lane** in the Montecito area, First Supervisorial District. (Robert Stamps appeared)

Project received conceptual review only. No action taken. Applicant may return for preliminary/final on consent. The following comment was made:

MBAR COMMENT:

- **Looks fine.**

7. **07BAR-00000-00158** Black Single Family Dwelling Addition/Remodel **329 San Ysidro Road**
07LUP-00000-00411 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Harrison Design Associates, architect for the owner, Noel Black, to consider Case No. 07BAR-00000-00158 for **conceptual review and preliminary approval of a master suite addition of approximately 596 square feet, a deck of 172 square feet and a master bed/kitchen remodel of approximately 289 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,720 square feet with a detached garage of approximately 912 square feet, and guesthouse of approximately 556 square feet. The

proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-037, located at **329 San Ysidro Road** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 4 to 0 (Michaelson, Ketzler, Maphis absent) to continue 07BAR-00000-00158 to the MBAR meeting of July 16, 2007. *See Agenda Status Report.*

Young/Johnson Single

8. **07BAR-00000-00159 Family Dwelling Addition/Remodel 449 Court Place**
07LUP-00000-00420 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Glen Deisler, Harrison Design Associates, architect for the owners, Martin Johnson and Olinda Young, to consider Case No. 07BAR-00000-00159 for **conceptual review of an addition/remodel of approximately 1,649 square feet to the existing residence and an addition of approximately 328 square feet to the existing garage. The project also proposes 529 square feet of new covered terraces and 852 square feet of new uncovered terraces.** The following structures currently exist on the parcel: residence of approximately 3,373 square feet with an attached garage of approximately 636 square feet, 31 square feet of covered terraces, and 448 square feet of uncovered terraces. The proposed project will require approximately 156 cubic yards of cut and approximately 651 cubic yards of fill. The property is a 1.24 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-450-006, located at **449 Court Place** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 4 to 0 (Michaelson, Ketzler, Maphis absent) to continue 07BAR-00000-00159 to the MBAR meeting of July 16, 2007. *See Agenda Status Report.*

9. **07BAR-00000-00163 Davis Single Family Dwelling 675 Romero Canyon Road**
(no planner assigned) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **conceptual review of a new two-story residence of approximately 2,799 square feet with an attached garage of approximately 731 square feet and basement of approximately 1,689 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-018, located at **675 Romero Canyon Road** in the Montecito area, First Supervisorial District.

ACTION: Nulty moved, seconded by Edwards, and carried by a vote of 4 to 0 (Michaelson, Ketzler, Maphis absent) to continue 07BAR-00000-00163 to the MBAR meeting of July 16, 2007. *See Agenda Status Report.*

Webb Single Family Dwelling

10. **07BAR-00000-00150 Addition/Remodel, Garage, Cabana 1368 E. Mountain Drive**
07LUP-00000-00422 (Sarah Clark, Planner 568-2059) Ridgeline: Urban

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 07BAR-00000-00150 for **conceptual review of a first floor addition of approximately 345 square feet and second floor addition of approximately 1,999 square feet to the existing residence, conversion of the existing garage to habitable space, new detached garage of approximately 800 square feet, cabana of approximately 569 square feet, and retaining walls ranging from 2 to 8 feet.** The following structures currently exist on the parcel: residence of approximately 6,612 square feet with an attached garage of approximately 980 square feet. The proposed project will require approximately 950 cubic yards of cut and approximately 1,200 cubic

yards of fill. The property is a 4.99 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Tom Ochsner, Justin Van Mullem appeared)

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

MBAR COMMENTS:

- **Story pole and flag the peak of the second story roof addition.**
- **Show on landscape plan any existing screening plantings (including what is along Oak Creek Canyon Road) and add any necessary to augment.**
- **Restudy grading south of pool to reduce the height and/or necessity of the 8 foot retaining wall. Wall cuts off the yard.**

	Grassini Single Family	
11.	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 74 square feet and second story addition of approximately 2,205 square feet to the existing residence, and deck addition of approximately 110 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 and 6/04/07) (Ken Mineau, Nick Blaskovich appeared)

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

MBAR COMMENTS:

- **Would not support a setback modification for small addition on the west wing.**
- **Project is a tremendous amount over the recommended maximum floor area (75-80%) and does not believe they can find a way to support that much overage, even at Fernald Point.**
- **Guidelines have direction to avoid setback to setback development on lots of more than half an acre. The existing house already does this, and the second story addition only adds to the same. Not sure that is best.**
- **Majority of members expected to see more of a setback of the second story off of the east elevation, last time they had talked about 10 feet, not 3.**
- **Zilles also concerned (especially in absence of historic determination) that here is another addition to an old, possibly historic house with a statement that it would not be impacted by the change. Does not believe that.**
- **Edwards is fine with the extent of the second story addition as seen from the beach side, not concerned with the one window left at southeast corner – does not think it poses major privacy concerns.**

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Zilles moved, seconded by Nulty, and carried by a vote of 4 to 0 (Michaelson, Ketzel, Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, July 16, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:25 P.M.