



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of July 28, 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 Ketznel	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 Chair Anthony Spann 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	
Sam Maphis	
Michele Michaelson	
Donald Nulty	- Vice Chair
Peter Edwards	
Jason Moore	- MBAR Secretary
June Pujo	- Supervising Planner

COMMITTEE MEMBERS ABSENT:

Raymond Ketznel

STAFF PRESENT: None.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: Approximately 10.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Edwards moved, seconded by Michaelson and carried by a vote of 5 to 0 (Nulty and Maphis absent) to adopt the following changes to the agenda:

Item No. 6 – Miramar (07BAR-00000-00175) – item dropped.

III. MINUTES: Michaelson moved, seconded by Edwards and carried by a vote of 6-0 (Ketzal absent) to approve the MBAR Minutes of July 14, 2008.

IV. MONTECITO CONSENT AGENDA:

TMB/DSB Family Trust Front & Side Yard Setback Modifications,		
C-1. 06BAR-00000-00160	SFD Remodel & Addition	1757 Glen Oaks Drive
06LUP-00000-00614	(Holly Bradbury, Planner 568-3577)	Ridgeline: N/A
07MOD-00000-00013		

Request of Bob Kupiec, architect for the owner, TMB/DSB Family Trust, to consider Case No. 06BAR-00000-00160 for **final approval on consent of a front and side yard setback Modification, addition, and remodel. Structural changes would consist of a new approximately 1,906 square foot addition, new approximately 861 square foot basement, approximately 674 square foot remodel, and a new trellis, covered deck, pool, and landscaping.** The proposed project will require approximately 785 cubic yards of cut and approximately 340 cubic yards of fill. The addition and trellis along the north elevation would be located in the front yard setback: 50 feet from the Centerline/20 feet from the ROW. A Modification is proposed to allow the addition at 35 feet from Centerline, and to allow the trellis at 21 feet from Centerline/11 feet from the ROW. The addition along the south elevation would be located in the side yard setback: 10 feet from the property line. A Modification is proposed to allow the addition at 4 feet from the property line. The following structures currently exist on the parcel: a residence of approximately 3,461 square feet with an attached garage of approximately 457 square feet. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at **1757 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 8/7/06, 11/13/06, 11/27/06, 2/11/08 and 7/14/08.)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 6-0 (Ketzal absent) to grant final approval on consent of 06BAR-00000-00160.

C-2. 08BAR-00000-00151	Melchiori Addition	2749 Sycamore Canyon Road
08LUP-00000-00373	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Richard Six, architect for the owner, Mark Melchiori, to consider Case No. 08BAR-00000-00151 for **preliminary/final approval on consent of an addition of approximately 164 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 4,185 square feet with an attached three-car garage. The proposed project will not require grading. The property is a 0.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-055, located at **2749 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08.)

ACTION: Nulty moved, seconded by Maphis and carried by a vote of 6-0 (Ketzal absent) to grant preliminary/final approval on consent of 08BAR-00000-00151.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

Michelle Michaelson reported that she attended an event at the Music Academy and had an opportunity to view Hahn Hall. The finished project is beautiful and the grounds look good.

VI. STAFF UPDATE

STANDARD AGENDA:

PRELIMINARY APPROVAL

- | | | | |
|-----------|--------------------------|------------------------------------|----------------------------|
| 1. | 07BAR-00000-00166 | Stone Pool Cabana | 660 Stonehouse Lane |
| | 07LUP-00000-00453 | (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A |

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **preliminary/final approval of a pool cabana of approximately 437 net square feet.** The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/16/07.)

PUBLIC COMMENT:

- **Susan Petrovich, representing Sipple**
- **Joyce Sipple**
- **Bill Palladini**
- **Tony Harbour**

MBAR COMMENTS:

- **Screening should be restored to original conditions.**
- **The avocado trees should be staggered, possibly in two rows, or offset the new ones inward.**
- **An avocado "hedge" treatment is not acceptable.**
- **Provide an arborist's report on the affected oak and show oak on the plans; avoid root structure of the oak with any new plantings.**
- **No concern with the cabana.**
- **MBAR review is limited to the current project description and does not include items intended for future RMM.**
- **Continue to work with your planner.**

ACTION: Maphis moved, seconded by Edwards and carried by a vote of 6-0 (Ketzler absent) to continue 07BAR-00000-00166.

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|-----------|--|--|--------------------------------|
| 2. | 07BAR-00000-00227 | Birnam Wood Golf
Club Additions/Remodel | 2031 Packing House Road |
| | 07AMD-00000-00014
08ZCI-00000-00064 | (Julie Harris, Planner 568-3518) | Ridgeline: N/A |

Request of Thiep Cung, architect for the owner, Birnam Wood Golf Club, to consider Case No. 07BAR-00000-00227 for **preliminary/final approval of a new storage building of approximately 472 square feet, new tennis shop of approximately 270 square feet, demolition of housekeeping building of approximately 282 square feet, addition of approximately 168 square feet and interior remodel of approximately 311 to existing pro shop, and addition of approximately 1,002 square feet and interior remodel of approximately 6,219 square feet to the existing clubhouse.** The following structures currently exist on the parcels: clubhouse of approximately 27,795 square feet with basement of

approximately 19,107 square feet and attic storage of approximately 3,148 square feet, cottages of approximately 4,168 square feet, pro shop of approximately 1,235 square feet (1,303 square feet approved), housekeeping building of approximately 282 square feet, and housekeeping office of approximately 260 square feet. The proposed project will require approximately 282 cubic yards of cut and approximately 310 cubic yards of fill. The property is 5.64 acres zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-390-036 and 007-390-007, located at **2031 Packing House Road** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

ACTION: Edwards moved, seconded by Nulty and carried by a vote of 6-0 (Ketzel absent) to grant preliminary/final approve of 07BAR-00000-00227.

CONCEPTUAL REVIEW

3.	08BAR-00000-00014	Deansgrange Trust New SFD & Garage	592 Picacho Lane
	08LUP-00000-00189	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00014 for **further conceptual review of new residence of approximately 3,594 square foot, an approximately 500 square foot new garage and a new tennis court.** The following structure currently exists on the parcel: residence of approximately 1,846 square feet and a barn of approximately 1,930 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/08.)

PUBLIC COMMENT:

- Beverly Ogden
- Tony Harbour

MBAR COMMENTS:

- Nice style architecture.
- Like the open center.
- Like the site plan and building location, plan provides maximum openness.
- Preserves views of the mountains and the landscaping is good.
- Exciting.
- Boundary plantings are going in the right directions.
- Consider using the pond as a resource for the property.
- Need to understand more detail on courtyard wall.
- Show view from southwest point of courthouse wall.
- 8' wall may be excessive.
- Bring the "1A10" Section sheet to the next meeting.
- Need to see a FAR study at the next meeting.
- In order to show context, provide a "Master Plan" sheet for all parcels.
- Today's comments apply to all three projects.
- Bring all three projects to MBAR on the same agenda, as adjacent items on the agenda.

Project received review only. No action taken. Nulty recused himself.

4. **Gerlach Demo/Rebuild New Single Family Dwelling, Garage and Cabana** **440 Cota Lane**
08BAR-00000-00153 (Eric Gage, Planner 568-2002) **Ridgeline: N/A**
08LUP-00000-00318

Request of Glen Deisler, architect for the owner, Inken Gerlach, to consider Case No. 08BAR-00000-00153 for **conceptual review of a new residence of approximately 3,567 square feet with a detached three-car garage of approximately 743 square feet and a cabana of approximately 716 square feet.** The lot is currently vacant. The proposed project will require approximately 218 cubic yards of cut and approximately 94 cubic yards of fill. The property is a 0.46 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-060-001, located at **440 Cota Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/08)

PUBLIC COMMENT:

- **John Daly**

MBAR COMMENTS:

- **Like the architecture.**
- **Planner to check the pool setbacks.**
- **Some concern with FAR.**
- **Lots of house for the lot.**
- **The area between the patio and pool appears "pinched" in terms of distance.**
- **Look at motor court area and provide some softening.**
- **Restudy back yard pool area to soften paving, maybe remove back wall planter.**
- **Too much hardscape, restudy particularly the southeast portion.**
- **Watch for potential drainage problems.**
- **Watch any fence blockage at property line on southeast (no walls).**
- **Study low spot in planter in the pool area – re drainage.**
- **Consider onsite water retention opportunities.**
- **Story pole the perimeters, second story ridge and gables.**
- **Return with FAR study, including adjacent properties and other vicinity parcels of a similar size range (e.g., 1/2 to 1 acre); include a neighborhood footprint study.**
- **Coordinate with neighbors.**
- **Bring the front elevation as seen from the street.**
- **Return for further conceptual.**

Project received review only. No action taken. Nulty recused himself.

5. **Pittman Single Family Addition** **369 Paso Robles Drive**
08BAR-00000-00159 **Ridgeline: N/A**

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 08BAR-00000-00159 for **conceptual review of an addition of approximately 666 square feet to the current residence and a deck addition of approximately 77 square feet.** The following structures currently exist on the parcel: residence of approximately 2,489 square feet and a shed of approximately 104 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at **369 Paso Robles Drive** in the Montecito area, First Supervisorial District.

MBAR COMMENTS:

- **Design is “swell.”**
- **Coordinate with neighbors to resolve privacy concerns.**
- **Provide a screening plan.**
- **Consider cantilevering on the west side.**
- **Avoid Myoporum.**
- **Provide dense screening.**
- **MBAR will consider any need for story poles at a subsequent hearing.**

Project received review only. No action taken. Nulty recused himself.

6.	07BAR-00000-00175	Miramar Hotel	1555 South Jameson Lane
	07RVP-00000-00009	(Errin Briggs, Planner 568-2047)	Ridgeline: N/A
	07CUP-00000-00045		
	07CUP-00000-00046		
	07CUP-00000-00047		
	08CUP-00000-00005		
	08GOV-00000-00017		
	08CDP-00000-00054		

Request of Caruso BSC Miramar LLC, owner, to consider Case No. 07BAR-00000-00175 for further conceptual review of the redevelopment of the Miramar Hotel with all new buildings of approximately 397,925 gross (169,293 net) square feet, including a main building with a lobby, meeting rooms and conference facilities, back-of-house areas and underground parking, 202 guest rooms, two restaurants and a beach bar, pools, landscape, new 10-foot high sound wall, four employee dwellings, abandonment of the north-south segment of Miramar Avenue and relocation of a private access easement. The following structure currently exists on the parcel: Miramar Hotel (all buildings and structures to be demolished). The proposed project will require approximately 42,000 cubic yards of cut and approximately 39,000 cubic yards of fill. The property consists of 15.99 total acres (15.77 net acres) zoned C-V and shown as Assessor’s Parcel Numbers 009-371-004, -003, 009-372-001, and 009-333-010, located at **1555 S. Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 7/30/07, 9/10/07 and 12/17/07.)

ACTION: Edwards moved, seconded by Michaelson and carried by a vote of 6-0 (Ketzal absent) to drop 07BAR-00000-00175. See Agenda Status Report.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Maphis moved, seconded by Edwards, and carried by a vote of 5 to 0 that the meeting be adjourned until 3:00 P.M. on Monday, July 28, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:00 P.M.