

approximately 791 square feet. The following structures currently exist on the parcel: residence of approximately 4,621 square feet with attached garage of approximately 680 square feet, pool and associated paving, water tanks, and basketball court (to be demolished – except for backboard). The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.26 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 011-260-021, located at **811 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 2/26/07)

ACTION: Nulty moved, seconded by Michaelson, and carried by a vote of 5 to 0 (Maphis, Ketzal absent) to grant final approval on consent of 06BAR-00000-00171.

	Watson Garage Conversion and New Carport	1907 San Leandro Lane
C-2. 07BAR-00000-00161		
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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 **preliminary/final approval on consent 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. (Continued from 7/02/07)

ACTION: Nulty moved, seconded by Michaelson, and carried by a vote of 5 to 0 (Maphis, Ketzal absent) to grant preliminary/final approval on consent of 07BAR-00000-00161.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Michaelson** – Urges all members to drive by Romero Canyon Road, Orchard Avenue and Tabor Lane (a neighborhood of small lots and small houses) and view how the recent flurry of projects that MBAR has reviewed to see how they have turned out. Some have worked out well, some have not. The results demonstrate the importance of considering size, bulk and scale in this neighborhood.

VI. STAFF UPDATE:

- **Dianne Black** – Preliminary review for Westmont’s Phase I improvements is ready to move forward. Please consider either your September 10th or 24th agendas or the option of a special meeting. (MBAR decided upon the September 24th agenda.)

STANDARD AGENDA:

CONCEPTUAL REVIEW

	Seder Single Family Dwelling Addition/Remodel	500 Barker Pass Road
1. 07BAR-00000-00171		
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07LUP-00000-00451 (Amy Trester, Planner 568-3116)		Ridgeline: N/A

Request of Hugh Twibell, architect for the owners, Edmund and Maureen Seder, to consider Case No. 07BAR-00000-00171 for **conceptual review and preliminary approval of an addition of approximately 1,191 square feet to the existing residence and an interior remodel of approximately 694 square feet.** The following structures currently exist on the parcel: residence of approximately 2,402 square feet with a detached garage of approximately

550 square feet, pool house of approximately 225 square feet and ground-mounted solar panels. 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 013-210-022, located at **500 Barker Pass Road** in the Montecito area, First Supervisorial District. (Hugh Twibell appeared)

ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 5 to 0 (Ketzler, Maphis absent) to grant preliminary approval of 07BAR-00000-00171. Applicant may return for final on consent.

MBAR COMMENT:

- Looks fine.

	Largura Single Family Dwelling and Guesthouse	2480 Bella Vista Drive
2.	07BAR-00000-00129	
	07LUP-00000-00336 (Nicole Mashore, Planner 884-8068)	Ridgeline: Rural

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 4,252 square feet with basement of approximately 1,854 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 2,445 cubic yards of cut and approximately 1,182 cubic yards of fill. Approximately 22,000 square feet of 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, 6/18/07, and 7/02/07) (Bob Easton, Laurel Brady, Brian Felix, Bendy White appeared)

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

MBAR COMMENTS:

- From MBAR as a whole – Prefer to see it further back [north] on the site but not so that the retaining wall on east comes back to the project, and a little less height.
- Michaelson – Viewing site from Bella Vista, especially from the 2300 block is more important than on the site itself. Many walkers and bike riders in this area. Wonders why the house is not pushed back to guesthouse location. Still seems too far out on the promontory.
- Zilles – Appalled by the development all around up there. Sees many errors and weaknesses in the Montecito Community Plan and the *Guidelines*. Resource Management (RMZ) is about the environment first, and then fit in the house. MBAR worked with Westmont to work with the land and the design was a major improvement: it went from blocky to working with the environment. This house design does not work with the environment, and photovoltaic cells (which have been mentioned before) would just add a lot of reflective glass. Not sure what to decide because of the 10-15 houses up in the area that do not fit RMZ and this project would just be more of that. The houses up there now do not respect the environment and it is not just colors and materials but overall design and architecture – and that is not happening on this project either. Responding to question from Bendy White – the architecture should blend into the natural landscape so that one would not really notice that a house was there at all. There's no really good example in this area. The *Guideline's* recommended floor area does not address actual buildable area (e.g. you could have a 20 acre lot with only 1/2 to one acre of buildable area).

- **Edwards** – There is just too much house and the project intrudes into views from all around.
- **Nulty** – What is the plate height? Has a different opinion today. Cannot believe what he saw from the site visit – there are much bigger and more visible houses. That this house would be one story essentially, with a lot of landscaping, on a legal lot, the best recommendation is to make it lower in height and a little smaller.
- **Spann** – Shocked to look around and see what BAR has been doing, similar to Zilles and Nulty. Likes parts of this project, but some parts are too big.

PUBLIC COMMENT:

- **Russell Trenholme** – Only recently aware of the project. Uses Bella Vista Road and Romero Trail. Nothing affects the views of the National Forest lands along Bella Vista as much as this site. Hikers and bicyclists use these roads/trails and their view also affected. The way the story poles look currently, does not look promising.
- **Thomas Figge (letter)** – To date the site is an eyesore with all of the vegetation removed. Project in direct conflict with the *Montecito Architectural Guidelines*.
- **David Goldman (email)** – Very exposed site. It is not the size but the visibility of the site. Grading not to exceed 1,500 cubic yards. Floor area is out of scale. House should be moved off of ridge, further back.
- **Kelly Freston (letter)** – Extremely concerned about size and scope of house placement.
- **Pamela Regan** – Does a lot of hiking around here. House should be further back on ridge.
- **Jon Gura** – House should be pushed back to where the guesthouse is, what was the original house permit. Most change seems to be in basement reduction and not anywhere else.
- **Bevin Cherot** – Push back house – no views.
- **Dave Peterson** – As you travel Bella Vista you look up and see story poles. House won't be hidden on west side because of the pool, will not be able to landscape to screen there. It is possible to build to 16 feet high instead of 19 feet. Gura's house is only 2,700 square feet and Bevin's is 3,500 square feet. Would be great if house could be smaller, between 2,500 and 3,000 sq. ft. Project would be a home run if smaller as building pad is small.
- **Kay Peterson** – The house is still too big for the building pad area. Things that call for limited development should be considered. Many neighbors think it is too big. Should be moved back.
- **Anthony Harbor (Montecito Association)** – If building could be moved back and eliminate the guesthouse, then project could be much better. It's a problem as it looks over Bella Vista.
- **Bill Palladini (Montecito Association)** – Shocked about some of the nearby houses, much more visible. As a community they need to assess what is meant by Resource Management. Damage has been done, driveway is awful. Otherwise, we will have this all over the hills. This type of development damages watersheds, riparian areas. What is allowable size?

3.	07BAR-00000-00175	Miramar Hotel	1555 S. Jameson Lane
	07RVP-00000-00009	(Julie Harris, Planner 568-3518)	Ridgeline: N/A
	07CUP-00000-00045		
	07CUP-00000-00046		
	07CUP-00000-00047		

Request of Caruso BSC Miramar LLC, owner, to consider Case No. 07BAR-00000-00175 for conceptual review of the redevelopment of the Miramar Hotel with all new buildings of approximately 245,000 gross (161,332 net) square feet, including a main building with a lobby, meeting rooms and conference facilities, back-of-house areas and underground parking, 209 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 structures currently exist on the parcel: Miramar Hotel (all buildings and structures to be demolished). The proposed project will require approximately 28,000 cubic yards of cut and approximately 32,000 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. (Rick Caruso, Alex Liftis, Dave Williams appeared)

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

MBAR COMMENTS:

- **Address those items in the incomplete letter that affect MBAR review before returning to MBAR including setback and height modification requests.**
- **Provide sections and indicate why the project cannot go with a lower height.**
- **Want to see preliminary grading and landscape plans.**
- **Do not need to see ¼ inch plans now but will need to see some larger scale drawings that are easier to read (perhaps 1/8 inch).**
- **Spann – Heard much about going fast – MBAR does not have enough information to do that yet.**
- **Maphis – Sound wall design is important for the community, it is sort of the project's back of building but it faces the community. Does not want to see it lost in the details of the rest of the project. Wants to understand the theme of the landscaping; where is it going? Is concerned about grading and whether any of the parking structure will be visible. A little concerned that beach side [south elevation] of main building appears a bit tall. Needs to understand that better, does not want to see it looming.**
- **Zilles – Met with the team and happy with their responses to her questions and they are very responsive to the community.**
- **Michaelson – Likes most of the project. Presumes that land on south side of wall will be landscaped. Is especially happy with last packet of drawings they received over the weekend – liked the proposed shingles, clapboard, etc. finishes on the cottages. However, feels the main lobby is severe and lacking, not as gracious and charming as the cottages, not warm and comforting.**
- **Edwards – Reviewed drawings sheet by sheet; they know how to design a hotel. Has a fresh approach and is excited by what he has seen.**
- **Nulty – Would be great if some cottages could be preserved on or off the site. A lot of great work has been done. When he sees drawings at ¼ inch scale may have more comments on the details – plans submitted were a little small to read.**

PUBLIC COMMENT:

- **Ivan Reitman – A wonderful project, really great improvement to what is now an eyesore. Heart in the right place. Believes Caruso is committed to making this project really fit into this community.**
- **Alice Fay Cleese – Lives next door. Has lived with a lot of demolition on this site. Has seen the plans and feels confident with this proposal – did not feel that way before.**
- **Floyd Wicks – Next door, encouraged with the way Caruso and team have worked with them. Appreciates that they are engaged with the project, does not believe previous owners were. Appreciates responsiveness with current issues like graffiti.**
- **Sally Jordan – Believe as we have a community plan that our community will be protected. The Montecito Association, the MBAR and the Montecito Planning Commission are three organizations to protect the community. Caruso group to be commended for the important outreach they have made to the community and salutes their efforts to abide by the rules and regulations of the community plan.**

- **Jean Harfenist** – Very impressed with applicant so far. But did not understand until now that raising the private access road may create a bulwark against potential flooding of Oak Creek, potentially pushing flood waters to the east into her yard.
- **Candice Buerguey** – Concerned with underground parking structure and whether studies have been done to determine if it would decrease water table or contaminate ground water that could affect the well they use as part of Miramar Addition Improvement Company. Concerned that sound wall may reflect freeway noise that could increase noise impacts to her house on North Jameson – her house is on National Register of Historic Places and she is limited by what she could do to house to sound proof it. Also can the height of the new structures reflect freeway noise? Where is employee parking and could it affect neighborhood.
- **Bob Hazard** – Supports the project. No old structures. Site is a blight and embarrassment. Allow some height modifications.
- **Thom Vernon** – Likes 75% of the project but does not agree with the report on the condition of the cottages. Believes that some cottages can be incorporated, as Caruso incorporated the Grove, in Los Angeles, to the Farmers' Market. There is an opportunity here to save the cottages. If not saved on site, he is interested to find a way to move them to Carpinteria. Take the details from the existing cottages (double-hung windows, siding etc.).
- **William MacFadyen** – All Saints by the Sea is an enthusiastic backer. Please expedite the process.
- **Phil Hogan** – Wonderful project. Thanks for outreach. Neighborhood compatibility is very good.
- **Greg Huglin** – Wants a new hotel, not a crumbling site. No historic value to the cottages. Fast track the approval process.
- **Michael Lodato** – Much in favor of design, understands MBAR will look at architectural style. Closing the street [Miramar Avenue] will be better. Supports speed of process but also heard some special interests that could slow it down.
- **Kandy Luria-Budgor** – Caruso's team has been stellar. This design reflects her desires.
- **Lee Luria** – Lived at Miramar when she first moved to Montecito and it was not grand then. Plans for new Miramar give it the respect it deserves. It is the gateway to Santa Barbara and would present an elegant and classic entry.
- **Marilyn Rea** – Supports project.
- **Nina Terzian** – Supports project.
- **Steve Traxler** – Most immediate concern is with traffic both during construction and operation.
- **Wayne Siemens** – Supports project.
- **Scott Smigel** – Concerned with sound wall and potential noise impacts due to reflecting across the freeway.
- **Melinda Mars** – Supports project.

There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Nulty moved, seconded by Edwards, and carried by a vote of 6 to 0 (Ketzel absent) that the meeting be adjourned until 3:00 P.M. on Monday, August 13, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:39 P.M.