



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of August 27, 2007**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

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Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketzal	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	Julie Harris - <b>Planner III</b>
Peter Edwards	

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The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:02 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Michele Michaelson  
Raymond Ketzal  
Donald Nulty           Vice Chair  
Anthony Spann       - Chair  
Peter Edwards  
David Villalobos     - MBAR Secretary  
Julie Harris           - Planner III

**COMMITTEE MEMBERS ABSENT:** Maphis, Zilles

**STAFF MEMBERS PRESENT:**

Travis Cleveland, Planner, Development Review

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 18

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

**Item No 4 – Halstead LLC SFD and Cabana (07BAR-00000-00049) – Dropped from the Standard Agenda.**

**III. MINUTES:** Michaelson moved, seconded by Edwards and carried by a vote of 4 to 0 (Zilles, Nulty, Maphis absent) to approve the Minutes of August 13, 2007.

#### IV. MONTECITO CONSENT AGENDA:

**C-1. 07BAR-00000-00034      Noone Single Family Dwelling Additions      2140 Ten Acre Road  
07LUP-00000-00109 (Lisa Martin, Planner 568-2032)      Ridgeline: N/A**

Request of Tom Oschner, architect for the owners, Peter and Mireille Noone, to consider Case No. 07BAR-00000-00034 for **preliminary/final approval on consent of additions of approximately 513 (458 net) square feet to the existing residence, including a bedroom, bath, and laundry addition of approximately 426 net square feet and a breakfast nook addition of approximately 32 net square feet.** The following structures currently exist on the parcel: residence of approximately 2,495 square feet with an attached garage of approximately 484 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-016, located at **2140 Ten Acre Road** in the Montecito area, First Supervisorial District. (Continued from 3/12/07, 4/09/07, and 5/07/07)

**ACTION:      Ketzel moved, seconded by Edwards, and carried by a vote of 5 to 0 (Zilles, Maphis absent) to grant preliminary and final approval on consent of 07BAR-00000-00034.**

**C-2. 07BAR-00000-00171      Seder Single Family Dwelling Addition/Remodel      500 Barker Pass Road  
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 **final approval on consent 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. (Continued from 7/30/07)

**ACTION:      Ketzel moved, seconded by Edwards, and carried by a vote of 5 to 0 (Zilles, Maphis absent) to grant final approval on consent of 07BAR-00000-00171.**

#### V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Marsha Zilles and Tony Spann will be attending Montecito Planning Commission on August 29, 2007 for the discussion on the Resource Management zone.
- Expecting Miramar Hotel to submit plans for next MBAR meeting on August 29, 2007. Coordinate with David Villalobos how best to get copy to you.
- Story poles will be up on September 10 for Miramar Hotel. Site will be open and available that morning for informal visits. Please visit on your own any time that morning as the MBAR will not be attending as a group.
- September 10, 2007 meeting will be starting at a special time – 2:00 pm.
- September 19, 2007 the Montecito Planning Commission will be hold a conceptual review (comments only, no action) of the Miramar Hotel project. The hearing will be noticed as a joint review with the MBAR so that all members of MBAR may attend.

#### VI. STAFF UPDATE: None.



**ACTION:** Nulty moved, seconded by Edwards, and carried by a vote of 5 to 0 (Zilles, Maphis absent) to grant preliminary and final approval of 07BAR-00000-00140.

**MBAR COMMENT:**

- Prefers to see the carport bay as a garage but then the building would not meet ordinance requirements. Do not really like its looks as a garage/carport.

**Hardy Revised**

3. 07BAR-00000-00152      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 owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **final approval of the construction of a new 2-story residence of approximately 2,742 square feet with an attached 2-car garage of approximately 546 square feet and basement of approximately 1,782 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. (Continued from 7/02/07 and 7/16/07) (William Cooper, Chuck McClure, Gary Hardy appeared)

**ACTION:** Ketzel moved, seconded by Edwards, and carried by a vote of 3 to 1 (Michaelson no; Zilles and Maphis absent; Spann recused) to grant final approval of 07BAR-00000-00152.

**CONDITION:**

- West elevation second story windows on the north and south wings – make them a little larger, pairs (i.e., two windows rather than three) with plaster mold post, lower edge on the belt course.

**PUBLIC COMMENT:**

- **Jill Finsten** – Asked about power pole location. Plantings look gorgeous, so do the colors.
- **Anthony Harbour (Montecito Association)** – Thought second floor windows on each wing were to be pairs, not in threes.

**Halstead LLC Single Family**

4. 07BAR-00000-00049      Dwelling and Cabana      1398 Oak Creek Canyon Road (Lot 7)  
07LUP-00000-00280 (Selena Buoni, Planner 568-2910)      Ridgeline: Rural

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **final approval of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, pool cabana of approximately 317 square feet, pool, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 5,681 cubic yards of cut and approximately 546 cubic yards of fill. Five oak trees are proposed to be removed, and eight others will be impacted by the driveway. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 7/16/07, and 8/13/07)

**ACTION:** Michaelson moved, seconded by Edwards, and carried by a vote of 4 to 0 (Zilles, Nulty, Maphis absent) to drop 07BAR-00000-00049 from the Standard Agenda. See Agenda Status Report.

**PRELIMINARY APPROVAL**

5. **07BAR-00000-00019 Hale Single Family Dwelling Addition 479 Dinsmore Lane**  
07LUP-00000-00054 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owners, Rob and Christine Hale, to consider Case No. 07BAR-00000-00019 for **preliminary/final approval of a single-story addition of approximately 1,036 square feet to the existing residence, along with a new covered entry, new covered porch, new covered patio with an outdoor fireplace (343 square feet), relocation of an existing spa, and a new 264 square foot deck.** The following structures currently exist on the parcel: residence of approximately 2,230 square feet with a detached garage of approximately 380 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 009-040-005, located at **479 Dinsmore Lane** in the Montecito area, First Supervisorial District. (Continued from 2/12/07) (William Cooper appeared)

**ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 4 to 0 (Zilles and Maphis absent; Spann recused) to grant preliminary and final approval of 07BAR-00000-00019.**

6. **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 **preliminary/final approval 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 (storage shed 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. (Continued from 7/02/07) (William Cooper, Gary Linker appeared)

**ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 5 to 0 (Zilles and Maphis absent) to grant preliminary and final approval of 07BAR-00000-00148.**

7. **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 **further conceptual review and preliminary approval of a new detached 2-car garage of approximately 480 square feet and new entry gates and columns.** 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. (Continued from 7/02/07)

**ACTION: Ketzler moved, seconded by Michaelson, and carried by a vote of 4 to 1 (Nulty no; Zilles and Maphis absent) to grant preliminary approval of 07BAR-00000-00147. Applicant may return for final on consent.**



**Moya Single Family**

10. **07BAR-00000-00013 Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane**  
07CDP-00000-00049 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **preliminary approval of the demolition and reconstruction of a 1,454 square foot dwelling, carport/garage of approximately 473 square feet, an addition of approximately 637 square feet, and new exterior loggias of approximately 203 square feet.** The following structures currently exist on the parcel: residence of approximately 1,609 square feet with an attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at 145 Olive Mill Lane in the Montecito area, First Supervisorial District. (Continued from 2/05/07 and 6/18/07) (Jeff Shelton appeared)

**ACTION:** Nulty moved, seconded by Ketzell, and carried by a vote of 4 to 1 (Michaelson no; Zilles and Maphis absent) to grant preliminary approval of 07BAR-00000-00013. Applicant may return for final.

**MBAR COMMENTS:**

- Move forward with project version that does not raise the elevation of the site, which will minimize grading.
- Overall size, bulk and scale are ok but one member feels that it is rather large on this particular lot.
- Likes the new entry for the site.
- Color scheme presented is very bright – provide a more subdued or muted color palette.
- Landscape plan needs revision – provide a screening plan to show what is on site, what will remain and how any affected screening will be replaced or enhances.

**PUBLIC COMMENT:**

- **Chris Price (for James Boyce, Jane Eldridge)** – Concerned mostly with maintenance and protection of existing vegetation, which currently provides effected screening. Asks that site plan show the existing plantings located on the Moya property within the easement of Boyce/Eldridge. Appears that installation of a drainage pipe would require removal of hedges. An alternative with a sump pump might be a consideration. From reading minutes thought that an overall reduction of height was the direction of MBAR at last meeting. Not clear what will happen to existing fence but if replaced requests that it be the same height.
- **Jane Eldridge** – Never insisted that applicants re-grade site to address the existing drainage problem, just raised it as a concern. Concerned that landscape in her easement would be lost with installation of drain pipe. Would prefer to see the oak remain, would help with screening. It's a nice house, just a little big for the neighborhood.
- **Sally Kinsell** – What is the length of the pipe from pump to outlet?
- **Kathleen Rezzonico** – Size of dwelling compared to size of property – too much house. Ensure during construction that no construction parking affect the street.
- **Susan Evans (letter)** – Be considerate of style & flavor of neighborhood. Strict limitations on, and enforcement of, construction parking.

**Radtkey/Van Atta Single**

11. **07BAR-00000-00096 Family Dwelling Demo/Rebuild 880 Coyote Road**  
07LUP-00000-00370 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Ken Radtkey, architect for the owners, Susan Van Atta and Ken Radtkey, to consider Case No. 07BAR-00000-00096 for **preliminary approval of a two-story new**

residence of approximately 2,571 square feet, 749-square-foot two-car garage, and 901 square feet of unconditioned storage space. The house proposes a green roof and solar panels. Grading would include 325 cubic yards of cut and no fill. A total of 8 Eucalyptus trees are proposed for removal, to be replaced with 17 oak trees and associated landscaping, to include a small orchard. The following structure currently exists on the parcel: two-story residence of approximately 1,000 square feet (to be demolished). The proposed project will require approximately 350 cubic yards of cut and no fill. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-030, located at 880 Coyote Road in the Montecito area, First Supervisorial District. (Continued from 5/07/07) (Ken Radtkey, Missa Aloisi, Susan Van Atta appeared)

**ACTION:** Michaelson moved, seconded by Edwards, and carried by a vote of 5 to 0 (Zilles and Maphis absent) to grant preliminary approval of 07BAR-00000-00096. Applicant may return for final.

**MBAR COMMENTS:**

- Finds it is no problem to accept the height modification requested (approximately 18 inches at south end of the house) per Montecito LUDC Section 35.452.020.B.2.b. because of the excellent architecture and design without any negative effects to the neighborhood.
- The proposed color palette is fine. Provide a better color board at final with swatches. Much more helpful than the printout, if the printout is not true to the color.

**PUBLIC COMMENT:**

- Anthony Harbor (Montecito Association) – It's fantastic that they are going for LEED certification. Quality of the architecture and the drawings are fantastic.

12.	<b>Wordell Single Family Dwelling, Atrium, Decks, and Terraces</b>	<b>2280 Bella Vista Drive</b>
	<u>04BAR-00000-00306</u>	<u>Ridgeline: Rural</u>
	06LUP-00000-00816 (Holly Bradbury, Planner, 5683577)	

Request of Peter Kavonian, agent for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for preliminary approval of a new single family residence of approximately 5,676 square feet with attached garage of approximately 819 square feet, atrium of approximately 458 square feet, and decks and terraces of 2,006 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. Grading would include 1,460 cubic yards of cut and 350 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at 2280 Bella Vista Drive in the Montecito area, First Supervisorial District (Continued from 12/06/04, 2/05/07, and 3/12/07) (Peter Kavonian appeared)

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

**MBAR COMMENTS:**

- Architecture, grading and site layout are fine.
- For preliminary approval provide a color board, preliminary lighting plan (use low wattage, lights on walls, shielded lights, directed downward), landscape plan.
- Landscape is very important for Resource Management Zone lots; they are very visible sites. Of most concern on this site are the east and west elevations, which are the large, long faces.

## CONCEPTUAL REVIEW

13. **07BAR-00000-00184 Entezari Single Family Dwelling Addition 469 Hot Springs Road**  
(no planner assigned) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Vahid Entezari, to consider Case No. 07BAR-00000-00184 for **conceptual review of an addition of approximately 773 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,653 square feet with a detached garage of approximately 698 square feet. The proposed project will not require grading. The property is a 0.79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-040-006, located at **469 Hot Springs Road** in the Montecito area, First Supervisorial District. (Chris Dentzel appeared)

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

### **MBAR COMMENTS:**

- **The addition kind of balances the house. It is one story, and addition would still be 50 feet from the nearest property line. So, no issue with the proposed 15% over the recommended maximum floor area.**
- **East elevation, near the south, toward the street should show some enhanced screening landscape.**

14. **07BAR-00000-00195 Marshall Single Family Dwelling  
Demo/Rebuild, Guesthouse Addition,  
Tool Shed Remodel and Modification 846 Lilac Drive**  
07LUP-00000-00525 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban  
07MOD-00000-00008

Request of Christopher Manson-Hing, architect for the owners, Siri and Robert Marshall, to consider Case No. 07BAR-00000-00195 for **conceptual review of the demolition of the existing residence of approximately 3,441 square feet and attached 2-car garage of approximately 448 square feet, construction of a new 2-story residence of approximately 7,232 square feet with a new detached garage of approximately 572 square feet, the remodel and construction of an addition of approximately 313 square feet to the existing guesthouse resulting in an approximately 1,112 square foot guesthouse, the interior remodel and change in use of the existing tool shed to a gymnasium of approximately 175 square feet, and for a modification to allow the proposed gym to encroach 12 feet into the required setback of 50 feet from road centerline.** The following structures currently exist on the parcel: residence of approximately 3,441 square feet with an attached garage of approximately 448 square feet and basement of approximately 226 square feet, guesthouse of approximately 746 square feet, and tool shed of approximately 180 square feet. The proposed project will require approximately 220 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 2.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-020, located at **846 Lilac Drive** in the Montecito area, First Supervisorial District. (Christopher Manson-Hing, Donald Ramsey, Siri & Robert Marshall appeared)

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

### **MBAR COMMENTS:**

- **Likes the architecture for the house and landscape concept, well-thought out.**
- **Can support the front setback modification for the existing structure that would be converted to a gym.**

- **Does not have any issue with the covered porches on the proposed guesthouse being excluded from the floor area and can support it.**
- **Concern regarding breezeway connection for garage and what would happen if that shrunk, moving garage away from Winston property.**
- **Provide story poles for the garage. No story poles for east end of house for MBAR (may do for the neighbor).**

**PUBLIC COMMENT:**

- **Ron Winston** – Concerned with movement of the garage closer to his house. Does not want to see clear-cutting of existing landscape. If any is cut wants a plan that will replace the same density of landscape so they will continue to not see the house (mutual privacy). What if in the future the garage was converted to another, noisier use? Wants to see story poles of the east elements of the house and of the garage. Would like to see a privacy wall along their mutual property boundary.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Michaelson moved, seconded by Ketzel, and carried by a vote of 4 to 0 (Zilles, Maphis, and Edwards absent) that the meeting be adjourned until 3:00 P.M. on Monday, September 10, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 6:51 P.M.