



# COUNTY OF SANTA BARBARA

---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 10, 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 - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketzal	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	June Pujo - <b>Supervising Planner</b>
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 2:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### COMMITTEE MEMBERS PRESENT:

Marsha Zilles  
Raymond Ketzal  
Donald Nulty           Vice Chair  
Anthony Spann       - Chair  
Peter Edwards  
David Villalobos   - MBAR Secretary  
Julie Harris       - Planner III  
June Pujo         - Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Maphis, Michaelson

### STAFF PRESENT:

Dave Ward, Deputy Director, Development Review South

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENT:** None.

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

**Item No. 3 – Miramar Hotel (07BAR-00000-00175) – Dropped from the Standard Agenda.**

**III. MINUTES:** Edwards moved, seconded by Nulty and carried by a vote of 4 to 0 to 1 (Zilles abstained; Maphis, Michaelson absent) to approve the Minutes of August 27, 2007.

#### IV. MONTECITO CONSENT AGENDA:

**C-1. 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 **final approval on consent 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 and 8/27/07)

**ACTION: Zilles moved, seconded by Nulty, and carried by a vote of 5 to 0 (Maphis, Michaelson absent) to grant final approval on consent of 07BAR-00000-00147.**

#### V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Tony Spann confirmed that as a result of last week's announcement by the applicant of their plans to redesign the Miramar Hotel proposal, the applicants indefinitely continued the MBAR hearing, previously scheduled for today. The 9/19/07 Concept Review at the MPC was also continued indefinitely. Planning and Development staff will provide the MBAR with information on an updated schedule for the project as it becomes available.
- Marsha Zilles reported that she and Tony Spann attended the 9/29 Montecito Planning Commission briefing and discussion on the Resource Management zone. Following staff's presentation, Marsha gave a Power Point presentation on hillside development techniques. Montecito Planning Commission and MBAR members discussed examples of hillside architecture, solar access, the hillside guidelines intent and the role of MBAR in review of hillside projects.

**VI. STAFF UPDATE:** Dave Ward informed the MBAR that due to budgetary constraints, the BARs will not be staffed by Planner IIIs but will instead be staffed by Supervising Planners, at least through the end of this fiscal year. Therefore, June Pujo will be taking over the duties performed by Julie Harris for the past four years.

#### STANDARD AGENDA:

#### CONCEPTUAL REVIEW

**1. 05BAR-00000-00177 Lindsey Single Family Dwelling and Cabana 2020 Creekside Road**  
07CDP-00000-00098 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **conceptual review of a new two-story residence of approximately 4,706 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 264 square feet, trellis of approximately 280 square feet, second floor deck of approximately 198 square feet, and a cabana of approximately 800 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District. (Sophie Calvin, Sandy Devine appeared)

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

**MBAR COMMENTS:**

- **Watch underlying project conditions and development/building envelope. Review with planner prior to returning.**
- **Circular drive in the front may be an issue**
- **Streetscape and landscape should have an open appearance, without a preponderance of walls.**
- **Provide plans at a ¼ inch scale**
- **Architectural style appears compatible.**
- **No need for story poles.**

**2. 07BAR-00000-00202 Gunner Commercial Additions 1469 & 1498 East Valley Road  
(no planner assigned) Ridgeline: N/A**

Request of Don Nulty, architect for the owner, Richard Gunner, to consider Case No. 07BAR-00000-00202 for **conceptual review of a new commercial project, including new Building D (general commercial) of approximately 972 square feet, new Building E (general commercial) of approximately 833 square feet, new two-story Building F (general commercial) of approximately 1,442 square feet, new Building G (general commercial) of approximately 856 square feet, new Building H (general commercial) of approximately 868 square feet, new two-story Building I (general commercial) of approximately 946 square feet, new Building J (general commercial) of approximately 582 square feet, and new two-story Building K (general commercial) of approximately 1,580 square feet.** The following structures currently exist on the parcel: Building A (pharmacy/restaurant/office) of approximately 3,945 square feet with outdoor terrace/seating of approximately 766 square feet, Building B (general retail) of approximately 1,628 square feet, Building C (general retail) of approximately 605 square feet, and retail/medical building of approximately 2,280 square feet (to be demolished). The proposed project will require approximately 400 cubic yards of cut and approximately 400 cubic yards of fill. The property is 1.3 total acres zoned CN and shown as Assessor's Parcel Numbers 011-200-072, -073, -076, and -077, located at **1469 and 1498 East Valley Road** in the Montecito area, First Supervisorial District. (Robert Foley, Susan Van Atta, Richard Gunner appeared)

**Project received conceptual review only. No action taken. Nulty recused from discussion of this item. The following comments were made:**

**MBAR COMMENTS:**

- **Very nice project, likes that they maintain pedestrian connections with adjacent commercial properties.**
- **Colors should vary and be compatible, but it is not necessary that each building be a completely separate palette.**
- **Likes the variable architectural theme and the paving that ties the building together.**
- **Can support rear setback modifications because they allow more space in the front of the buildings and do not appear to affect the adjacent properties.**
- **Show ROW on plans.**
- **No concerns with removing eucalyptus tree.**
- **Would be great if they could use real adobe, if available**

**PUBLIC COMMENT:**

- **Bob Easton** – Terrific plan. Suggests building D be adobe like building K, which would tie in with the firehouse building on adjacent properties. If some of the other buildings were redwood, natural siding, then they would tie in well with the Lehman building. There should be some harmonious colors.
- **Bill Palladini (Montecito Association)** – Commends their work with the community early on. Did a lot of homework on history.

- **Mark MacGillvray** – Will number of parking spaces change?

<b>3.</b>	<b>07BAR-00000-00175</b>	<b>Miramar Hotel</b>	<b>1555 S. Jameson Lane</b>
	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 **further conceptual review of the redevelopment of the Miramar Hotel with all new buildings of approximately 239,023 gross square feet, including a main building with a lobby, meeting rooms and conference facilities, and back-of-house areas, underground parking (156,420 square feet), 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 33,000 cubic yards of cut and approximately 67,800 cubic yards of fill. The property consists of 20.28 total acres zoned C-V and shown as Assessor's Parcel Numbers 009-371-004, -003, 009-372-001, 009-010-002 and 009-333-010, located at **1555 S. Jameson Lane** in the Montecito area, First Supervisorial District.  
(Continued from 7/30/07)

**ACTION: Nulty moved, seconded by Ketznel, and carried by a vote of 5 to 0 (Maphis, Michaelson absent) to drop 07BAR-00000-00175 from the Standard Agenda. See Agenda Status Report.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketznel moved, seconded by Edwards, and carried by a vote of 5 to 0 (Maphis, Michaelson absent) that the meeting be adjourned until 3:00 P.M. on Monday, September 24, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:00 P.M.