



# COUNTY OF SANTA BARBARA

---

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of December 3, 2007**

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	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzal	Jason Moore	- <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 3:03 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	
Michele Michaelson	
Raymond Ketzal	
Donald Nulty	- Vice Chair
Sam Maphis	
Peter Edwards	
Jason Moore	- MBAR Secretary
June Pujo	- Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

**STAFF PRESENT:**

Jim Heaton, Planner, Development Review South  
Alex Tuttle, Planner, Development Review South  
David Villalobos, Board Assistant Supervisor

**REPORTERS:** 2.

**NUMBER OF INTERESTED PERSONS:** Approximately 24.

**ADMINISTRATIVE AGENDA:**

- I. **PUBLIC COMMENT:** Mr. David Straus spoke regarding a potential water shortage, the Montecito Water District's proposed rate tiers and the relation of MBAR to these issues.
- II. **AGENDA STATUS REPORT:** Michaelson moved, seconded by Edwards and carried by a vote of 5 to 0 (Ketzal and Maphis absent) to adopt the following change to the agenda:

**Item No. 2 – Gaba SFD Addition/Cabana (07BAR-00000-00209) – Applicant requests continuance to future MBAR meeting.**

**III. MINUTES:** Michaelson moved, seconded by Edwards and carried by a vote of 5-0 (Ketzal and Maphis absent) to approve the MBAR Minutes of November 19, 2007 with revisions.

**IV. MONTECITO CONSENT AGENDA:**

<b>C-1.</b>	<b>07BAR-00000-00038</b> 07LUP-00000-00204	<b>Hedrick Single Family Dwelling and Cabana</b> (J. Ritterbeck, Planner 568-3509)	<b>302 Ennisbrook Drive</b> Ridgeline: Urban
-------------	---	---	---

Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **final approval on consent of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 950 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 3/26/07, 9/24/07 & 10/22/07.)

**ACTION: Michaelson moved, seconded by Edwards, and carried by a vote of 4 to 0 with Nulty recused (Ketzal and Maphis absent) to grant final approval on consent of 07BAR-00000-00038.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

**VI. STAFF UPDATE:** Pujo briefed MBAR regarding ongoing work at the Montecito Water District (MWD) on proposed district changes regarding rate tiers, drought tolerant landscaping and landscape water allocations. MWD may wish to brief MBAR on these proposed changes sometime within the next few months.

**STANDARD AGENDA:**

**FINAL APPROVAL**

<b>1.</b>	<b>07BAR-00000-00280</b> 07LUP-00000-00738	<b>Stoll Landscaping Spa, Pond &amp; Pool Equipment</b> (Nicole Mashore, Planner 884-8068)	<b>1481 Mountain Drive</b> Ridgeline: N/A
-----------	---	---	--

Request of Todd Bebb, agent for the owners, Robert and Meghan Stoll, to consider Case No. 07BAR-00000-00280 for **final approval of landscaping, spa, pond & pool equipment.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet with an attached garage of approximately 700 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.) (Kris Kimpel appeared.)

**ACTION: Maphis moved, seconded by Edwards, and carried by a vote of 6-0 (with Ketzal absent) to grant final approval of 07BAR-00000-00280.**

2. **Gaba Single Family Dwelling Addition/Cabana 1060 Channel Drive**  
**07BAR-00000-00209** (Holly Bradbury, Planner 568-3577) Ridgeline: N/A  
07CDH-00000-00024

Request of Tom Ochsner, architect for the owner, Hal Gaba, to consider Case No. 07BAR-00000-00209 for **preliminary/final approval of a remodel of approximately 2,800 square feet and an addition of approximately 1,582 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,320 square feet with detached garage of approximately 796 square feet, basement of approximately 307 square feet, guesthouse of approximately 800 square feet, and BBQ pavilion of approximately 365 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/13/07.)

**ACTION: Michaelson moved, seconded by Edwards and carried by a vote of 5-0 (Ketzel and Maphis absent) to continue 07BAR-00000-00209 to the next available agenda. See Agenda Status Report.**

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

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 07BAR-00000-00150 for **final approval 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, storage room of approximately 50 square feet, and shop of approximately 199 square 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. (Continued from 7/02/07 and 10/22/07.) (Tom Ochsner appeared.)

**ACTION: Nulty moved, seconded by Maphis, and carried by a vote of 6-0 (with Ketzel absent) to grant final approval of 07BAR-00000-00150.**

#### **CONCEPTUAL REVIEW**

4. **Davis Single Family Dwelling Unassigned Romero Canyon Road**  
**07BAR-00000-00163** (Jim Heaton, Planner 568-2516) Ridgeline: N/A  
07LUP-00000-00662

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **further conceptual review of a new two-story residence of approximately 2,736 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 212 square feet and basement of approximately 690 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 0.38 acre parcel





- **Need new material for streetscape.**
- **Resolve setbacks with planner.**
- **Consider an alternative location for swimming pool.**

**STAFF COMMENT:**

- **Pujo recommended after application submittal that the assigned planner review setbacks (particularly side and rear), review averaging for the cabana, review location of pool equipment and review designation of garage/workshop use.**

**PUBLIC COMMENT:**

- **David Smith** – Concerned with drainage and screening.

**PRELIMINARY APPROVAL**

8. **01BAR-00000-00272** **Westmont College – Phase 1 Development** **955 La Paz Road**  
**of Campus Master Plan**  
90CP-096 RV01/07LUP-00000-00821 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan.** Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 150,123 gross square feet of buildings, and re-orientation of the baseball field and track and infield. Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property is a 111 acre parcel zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06 and 9/25/06.) (Laurel Perez, Randy Jones, Doug Jones, Ken Rattkey, David Van Hoy, Norman Pfeiffer, Susan O'Connell, Susan Van Atta, Mike Cacesse, Juan Beltranea, Adam Snarkey and Matt Eastwood appeared.)

**ACTION:** Maphis moved, seconded by Zilles and carried by a vote of 6-0 (Ketzell absent) to continue 07BAR-00000-00262 to MBAR meeting of Jan. 8, 2008.

**MBAR COMMENTS:**

- **Complimented Westmont for an excellent and remarkable solution that is low profile and fits in with the surroundings, for its loop road that concentrates uses and activities in the center; and concurred their use of materials is exemplary and encourages the LEEDS rating.**
- **Feels that the opening in the roof top to below needs a railing.**
- **Concerned how grading affects retention of trees.**
- **Concerned with brightness, particularly glass and lighting; consider tumbled stone instead of glass or consider additional glass tumbling comparable to beach glass.**
- **Color board colors, with the exception of glass, are a good solution and sensitive. Consider a matte finish on the window trim and darker trim colors.**
- **Consider lighting and paint on existing buildings to tie-in with new buildings.**
- **Would like to review perimeter road for blending of landscaping.**

- **Would like to further review details – cornices, cruciforms (which do not appear to be reinforced in other detailing), and refinement of profile against the sky.**
- **Would like further review of drainage, bioswales and grading.**
- **Provide project details on a larger scale, including handrails, paving materials and courtyard areas – especially at perimeters.**
- **Would like to review lighting for Phase I in context with lighting for the campus in general.**
- **Reconsider location of benches.**
- **Print Condition #20 on plans.**
- **Scope of Jan. 7 meeting to include all Phase I grading and landscaping.**

**PUBLIC COMMENT:**

- **Jeffrey Johnson** – Concerned with perimeter road area.
- **Juliana Hyadanus** – Concerned with size, bulk, scale, extra western entrance and perimeter road.
- **Gabrielle Hayum** – Concerned with trail and roads; felt green glass was too reflective; concerned with maintenance of green roofs; wanted clarification and detail of night lighting; wanted to see newer and older buildings blended via paint or other means.
- **Tony Harbour** – Previous comments encompassed concerns.
- **Laura Collector** – Concerned with grasses and maintenance; Colors look loud compared to an earth tone; the glass is too sparkly.

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

Meeting adjourned at 7:01 P.M.