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Montecito

JOURNAL

The Voice of the Village SINCE 1995

MONTECITO MISCELLANY



Michael Hammer endures car accident and robbery threat within two weeks, p. 6

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DESIGNING WITH GRACE

MONTECITO-BASED LANDSCAPE CONTRACTOR MARGIE GRACE NAMED 2018 DESIGNER OF THE YEAR; HER SYCAMORE CANYON HOME AND DESIGN STUDIO ALSO HONORED FOR ITS LOTUSLAND-INSPIRED GARDENS, (STORY BEGINS ON PAGE 12)



Coming & Going

Big crowd meets, greets, and eats at Lois and Walter Capps Project's Our Common Table on MUS campus, **p. 10**



Music Academy

L.A.'s Ambassador Hotel setting for updated *The Marriage of Figaro* at the Granada on August 3 and 5, **p. 33**



Three of a Kind

Mark Hunt highlights obtainable three-parcel compound atop Hidden Valley Lane west of Toro Canyon, **p. 27**

VILLAGE BEAT

by Kelly Mahan Herrick

Kelly has been editor at large for the *Journal* since 2007, reporting on news in Montecito and beyond. She is also a licensed realtor with Berkshire Hathaway HomeServices, and is a member of Montecito and Santa Barbara's top real estate team, Calcagno & Hamilton.



The backyard of the home has been re-landscaped to bring the outdoors in

Grace Design Associates

The International Association of Professional Landscape Designers (ALPD) has recently named local landscape designer **Margie Grace** the 2018 Designer of the Year; the award is the highest honor in the landscape design industry. Grace, a landscape contractor who founded her own landscape design studio and construction company in 1982, is based out of a residential home on Sycamore Canyon Road; the property's gardens were also recognized by ALPD, earning a Gold Award. "This is more than just a project to us," Grace said during a recent visit to her home-based studio. "It's also our home and we get to enjoy it."



Margie Grace, founder of Grace Design Associates, has been named the 2018 Designer of the Year by the International Association of Professional Landscape Designers

Grace and co-founding partner **Dawn Close** manage the business, which employs a team of talented landscape architects, designers, and on-site construction crews. The team has conceived and constructed 350+ gardens in the western United States.

Always aiming for a balance between beauty and practicality, Grace says she strives to extend the indoor living space outdoors, and her projects have ranged from intimate gardens to grand estates.

Most recently, she has been design-

ing gardens on multiple mudslide-affected properties in Montecito, finishing two last week and actively working on three others. "Most of these properties suffered extensive damage to the gardens, but the houses survived," she said. "I'm happy I can help bring beauty back to the area after such a disaster."

Grace began her work in 1982, helping clients maintain their gardens for many years before she started designing and building. Because the process of designing, building, and maintaining are all synchronized, she wanted her business to be a one-stop shop for everything related to landscaping. "Maintenance is cooked into the design, so we are looking at the functional items like grading, drainage, and irrigation, in addition to choosing

materials and artful things," she said. "The process happens in a continuum."

The Sycamore Canyon home is located across from Lotusland, and Grace calls the gardens Lotusland South. "To me, that means distinct gardens, each organized around a theme, with a little whimsy and a lot of personality," she said. Grace said the backyard of the house, which was purchased in 2015, looked like a park, with mature trees, perimeter screening, and ivy. "It is absolutely the right feel; it just needed to be low-water, low-maintenance, fire-resistive, and more user-friendly, oh, and beautiful!" she said. The team replaced the lawn with drifts of perennial grasses, and garden features include low broad

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stone steps and grading to create distinct spaces, two dining areas, new sandstone-lined pond, and pots with dramatic plantings. Concrete pavers make the patio a natural extension of the home, complete with a firepit.

To add life and texture to the formerly asphalt-laden front garden, the team used terracing with stone steps, and added a vintage Lotusland gate, matching metal benches, pots with dramatic plantings, and beds of pink-tinged foliage and pink-hued flowers. A fountain was also added. "Lotusland is the ultimate Montecito garden, so it's only natural that we would be inspired by its beauty," Grace said.

As with all entries into the annual design contest, Grace's name was unknown to the judges; all design briefs and before-and-after photographs were judged anonymously. The judges agreed that the landscape gave an elegance to the settings and an established feeling, despite being new. "Beautiful work and impeccably installed," said one judge, who pointed out that it was apparent the designer had a great feel for perspectives and points of view throughout the property. Another judge commented on the success of the merger of all the elements that make this a great garden.

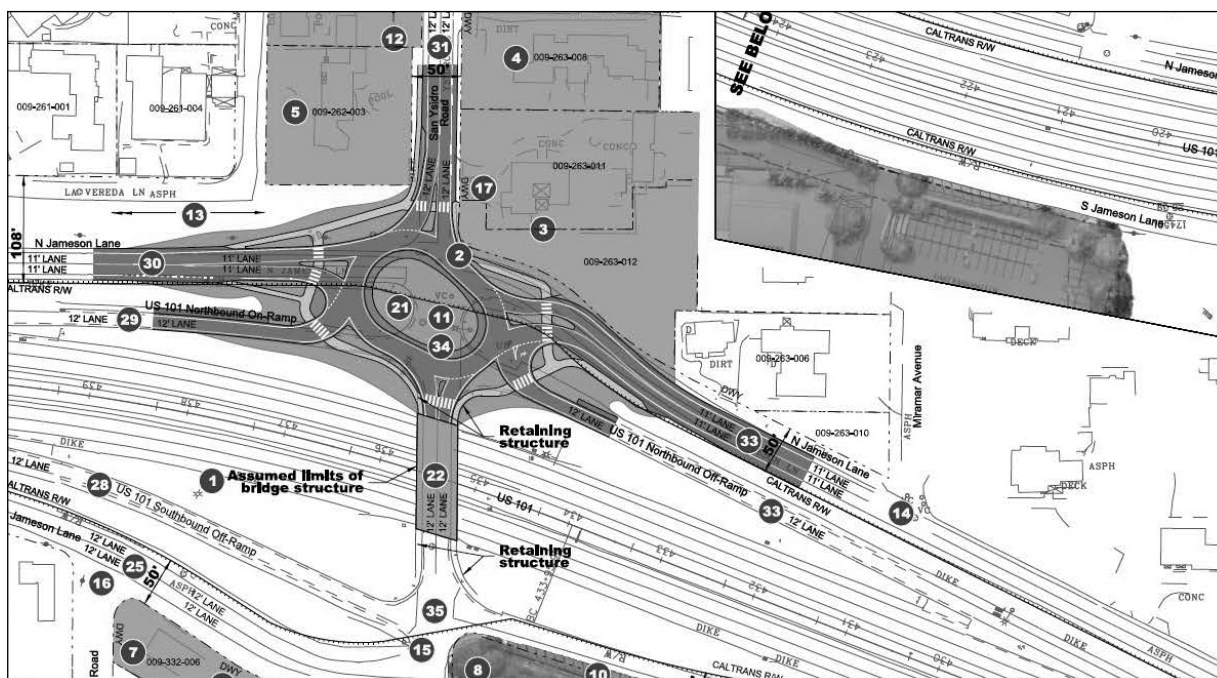
Grace will be honored at the APLD annual conference in Toronto in September.

The Sycamore Canyon property, which also includes a ranch-style home that was extensively remodeled, is currently on the market. It is listed with **Jason Streatfield** of Berkshire Hathaway HomeServices.

Roundabout Updates

Last week, businesses along Coast Village Road were given notice that a community meeting has been scheduled for Wednesday, August 29, to discuss two new roundabouts that are in the works for the area: one on the corner of Olive Mill Road and Coast Village Road, and one at the corner of San Ysidro Road and North Jameson Lane. Although the Olive Mill roundabout had been in the works for years, the San Ysidro roundabout came as a surprise to Hedgerow residents, who heard about it for the first time last summer. Now, County reps are hosting a community meeting to give an informational update on both roundabouts.

More than four years ago, Santa Barbara County Association of Governments (SBCAG) directed staff to move forward on three local projects to be considered as part of the 101 widening: a roundabout at Olive Mill and Coast Village Road, mitigation of the railroad bridge at the Cabrillo Boulevard underpass, and assessment of traffic solutions at the San Ysidro



The proposed roundabout at the intersection of San Ysidro Road and North Jameson Lane will be discussed at an informational meeting later this month

Road freeway entrances/exits. Based on that board direction, SBCAG has been working closely with staff from both the City of Santa Barbara and County of Santa Barbara to continue progress on these projects, and while the Olive Mill roundabout has been in the works since that time, the new roundabout at San Ysidro Road was deemed necessary only after it was determined that the intersection at San Ysidro and North Jameson fell short on meeting the level of service required by the County.

Analysis performed by Kittelson & Associates, which was released last year, outlined a number of alternatives for both sides of the San Ysidro Road bridge, including roundabouts at both intersections on San Ysidro (one near the Miramar and one at North Jameson), as well as alternatives showing various combinations of all-way stops, traffic lights, and roundabouts. The recommendation of the evaluators was a combination of a roundabout at the north intersections and all-way-stop-control at the south intersections. According to County reps, this configuration meets County and Montecito Community Plan level of service requirements, addresses potential backups on the freeway off-ramps, provides continuity to the regional frontage road system with Olive Mill and Coast Village roads, minimizes footprint and impacts, and improves pedestrian and bicycle access through the interchange.

The roundabout at Olive Mill and Coast Village roads will include entrances and exits for Olive Mill Road, Coast Village Road, North Jameson Lane, and Highway 101. Both roundabouts are in the preliminary design phase with no firm dates on design completion or construction.

The Community Meeting and Open House is scheduled for Wednesday, August 29, from 5:30 to 7:30 pm, at Chase Palm Park Center, 236 East Cabrillo Blvd. For more information

about the meeting, contact **Walter Rubalcava**, County project manager, at Wrebalc@cosbpw.net.

Sheriff's Blotter

The Sheriff's Office has released the name of the decedent who was fatally injured on July 19, when he was struck by a northbound Amtrak passenger train east of Olive Mill Road in Montecito. The decedent is 50-year-old Rogelio Perez of Santa Barbara. Next of kin has been notified, and his

death is being ruled as an accident.

At approximately 6:45 am on Thursday, July 19, an adult male was walking southbound along the railroad tracks just east of Olive Mill Road in Montecito when he was fatally injured by an Amtrak passenger train that was headed northbound. The train engineer observed the subject walking along the side of the train tracks and activated the train's horn and braking system but was unable to stop in time and struck the victim. •/f

County of Santa Barbara Board of Supervisors



NOTICE OF PUBLIC HEARING

Accessory Dwelling Unit Ordinance Amendments

Tuesday, August 14, 2018

Board of Supervisors Hearing Room
105 E. Anapamu St. 4th Floor, Santa Barbara, CA 93101
Hearing begins at 9:00 A.M.

On Tuesday, August 14, 2018, the Board of Supervisors will conduct a public hearing to consider the adoption of amendments to the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Article II, the Coastal Zoning Ordinance (Article II), to revise existing development standards and permit procedures and implement State law regarding accessory dwelling units (ADUs), and amend the *Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones* (Uniform Rules) to allow ADUs as a compatible use on agricultural preserve contracted lands.

Adoption of the proposed amendments will require the following:

- An ordinance (Case No. 16ORD-00000-00014) amending Section 35-1, the LUDC, of Chapter 35, Zoning, of the Santa Barbara County Code;
- An ordinance (Case No. 16ORD-00000-00015) amending Section 35-2, the MLUDC, of Chapter 35, Zoning, of the Santa Barbara County Code;
- An ordinance (Case No. 16ORD-00000-00016) amending Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code;
- A resolution amending the Uniform Rules to allow ADUs as a compatible use on agricultural preserve contracted lands; and
- A determination that the project is statutorily exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15282(h) and 15265.

The proposed amendments, including a staff analysis, may be reviewed at the Clerk of the Board's Office, 105 East Anapamu Street, Santa Barbara, or at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, one week prior to the date of the public hearing.

The Board of Supervisors hearing begins at 9:00 a.m. Please see the posted agenda, available at the Clerk of the Board of Supervisors' website (<http://www.countyofsb.org/ceo/cob.sbc>) on the Thursday prior to the hearing for a more specific time for this item. The order of items listed on the agenda is subject to change by the Board of Supervisors. Anyone interested in this matter is invited to appear and speak in support of or in opposition to the project. Written comments are also welcome. All letters should be addressed to the County Board of Supervisors, c/o Clerk of the Board, 105 East Anapamu Street, Santa Barbara, CA, 93101.

For additional information, please visit the project website:

<http://longrange.sbcountyplanning.org/programs/Accessory%20Dwelling%20Units/ADU.php>

Or contact Jessi Steele, Planner: **Email:** jsteele@countyofsb.org | **Phone:** 805-884-8082

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the County Board of Supervisors prior to the public hearing.