



# COUNTY OF SANTA BARBARA

---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA

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

**Meeting Date: May 9, 2011  
3:00 P.M.**

---

**Revision: The Minutes of March 14<sup>th</sup>, 2011 were added to be approved.**

---

Marsha Zilles	Anthony Spann	- <b>Chair</b>
Bill Palladini	Don Nulty	- <b>Vice Chair</b>
Sam Maphis	Sharon Foster	- <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy	- <b>Supervising Planner</b>
Dave Mendro		

---

- All approvals made by this Montecito Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Wednesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
- The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes.
- Montecito Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
- 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and

that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

---

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of March 14, 2011, March 28, 2011, April 11, 2011 and April 25, 2011 will be considered.
- IV. MONTECITO CONSENT AGENDA**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.**

	<b>281 Hot Springs, LLC</b>	
<b>C-1. 11BAR-00000-00038</b>	<b>Roof, Landscape and Driveway Changes</b>	<b>281 Hot Springs Road</b>
11LUP-00000-00119	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, 281 Hot Springs, LLC, to consider Case No. 11BAR-00000-00038 for **preliminary/final approval on consent of a new driveway and entry gates, existing entry walls to be raised from 6 feet to 8 feet, a new tennis court to replace the existing sport court, replace existing pool with a new configuration, a new gable roof on the master bathroom and new window changes and remove previously approved doors to the media room.** The following structures currently exist on the parcel: a two story residence of approximately 5275 square feet total, a detached garage of approximately 486 square feet (to be demolished) an detached accessory structure of approximately 800 square feet (to be demolished), a kitchen addition of approximately 104 square feet, mud room addition of approximately 157 square feet and family room of approximately 396 square feet. . The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 4/11/11, 4/25/11)

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE**

**STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.**

## FINAL APPROVAL

1. **11BAR-00000-00059 Mountain Drive Trust Revision to Cabana 1515 East Mountain Drive**  
11RVP-00000-00033 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, 1515 Mountain Drive Trust, to consider Case No. 11BAR-00000-00059 for **revised final approval to reduce the size of the previously approved cabana from approximately 690 square feet to approximately 440 square feet and lower the height from approximately 16 feet to approximately 11 feet.** The following structures currently exist on the parcel: permitted and under construction single family dwelling of approximately 8,202 square feet, with basement of approximately 1,931 square feet, a detached garage of approximately 603 square feet and a cabana of approximately 642 square feet. The proposed project will not require grading. The property is a 2.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-002, located at **1515 East Mountain Drive** in the Montecito area, First Supervisorial District.

2. **11BAR-00000-00065 Turrichi Revised Final 1355 East Mountain Drive**  
11RVP-00000-00036 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Tom Meaney, architect for the owners, Scott & Lavette Turrichi, to consider Case No. 11BAR-00000-00051 for a **revised final approval to remove the previously approved office space of approximately 300 square feet and the removal of an already existing covered porch of approximately 420 square feet.** The following structures currently exist on the parcel: A two story single family dwelling of approximately 4404 total square feet, a pool house of approximately 630 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .90 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 East Mountain Drive** in the Montecito area, First Supervisorial District.

## CONCEPTUAL REVIEW

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P.M.**

3. **10BAR-00000-00170 Morrow Demo New Single Family Dwelling 1661&1665 Fernald Point Lane**  
(J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Domiane Forte, architect for the owners, Ron & Susan Morrow, to consider Case No. 10BAR-00000-00170 for **further conceptual review of a new two story single family dwelling with the first floor being approximately 5,543 square feet, the second floor being 2,752 square feet, a guesthouse of approximately 796 square feet, and an accessory structure of approximately 789 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 8,561 square feet, an attached garage of approximately 361 square feet, and existing detached garages totaling approximately 993 square feet - all to be demolished; and an existing cabana of approximately 737 square feet to remain. The proposed project will require less than 50 cubic yards of cut and no fill. The two properties are 1.39-acres total, zoned 1-E-1, and shown as Assessor's Parcel Numbers 007-374-003 & 007-374-004, located at **1661 & 1665 Fernald Point** in the Montecito area, First Supervisorial District. (Continued from 11/22/10)

4. **11BAR-00000-00051** **Clay New Guesthouse** **1431 East Mountain Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Kelly Teich, architect for the owners, Walt & Linne Clay, to consider Case No. 11BAR-00000-00051 for **conceptual review of new guest house of approximately 800 square feet**. The following structures currently exist on the parcel: single family dwelling of approximately 5,075 square feet and an attached garage of approximately 471 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District.

5. **11BAR-00000-00060** **Sturgess New Single Family Dwelling** **1130 Channel Drive**  
**Attached Garage/Artist Studio**  
(No Planner Assigned) Ridgeline: N/A

Request of Bob Klammer, architect for the owners, Tom & Heather Sturgess, to consider Case No. 11BAR-00000-00060 for **conceptual review of a new two story single family dwelling, with the first floor being approximately 1,525 of approximately square feet, the second floor being approximately 1,533 square feet, an attached garage of approximately 800 square feet and a detached accessory structure of approximately 450 square feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 2,286 square feet, an attached second unit of approximately 600 square feet, an attached accessory structure of 389 square feet and an attached garage of approximately 421 square feet, all to be demolished. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-3520-015, located at **1130 Channel Drive** in the Montecito area, First Supervisorial District.


6. **11BAR-00000-00057** **Galkin Exterior** **3155 Eucalyptus Hill Road**  
**Alterations & Addition**  
(No Planner Assigned) Ridgeline: N/A

Request of Joe Steuer, agent for the owners, Derek & Jenna Galkin, to consider Case No. 11BAR-00000-00057 for **conceptual review of an addition of an attached accessory structure of approximately 360 square feet and exterior alterations**. The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,180 square feet, an attached garage of approximately 481 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a .94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-008, located at **3155 Eucalyptus Hill Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Montecito Board of Architectural Review  
Attn: Anne Almy

**FROM:** Brian Banks, Planner 

**DATE:** May 5, 2011

**RE:** 11BAR-00000-00059, Mountain Drive Trust Cabana Revision, 1515 East Mountain Drive, Case No. 11RVP-00000-00033, APN 011-110-003

---

Preliminary review indicates that the project complies with all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

<input type="checkbox"/>	CONCEPTUAL/PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input checked="" type="checkbox"/>	REVISED FINAL

**APPROVAL** by your board.

---

**Note:** This project is a revision to reduce the size of the approved Cabana from 642 sq. ft. (net) to 440 sq. ft. (net), and reduce the height from 16 feet to approximately 11 feet with a flat roof. No other changes to the project approved under 09BAR-00000-00168 are proposed.

---

**REVISED PROJECT DESCRIPTION:**

The project site includes two separate legal parcels, APNs 011-110-002 & -003 which would be merged as part of the project. Both parcels are currently developed with single-family residences and detached accessory structures. All existing development on 011-110-002 will remain.

The project is for a Land Use Permit to allow demolition of an existing residence on APN 011-110-003 and construction of a two-story residential addition of approximately 3,621 square feet. The addition includes a basement and two above-ground floors to the existing single-family residence on APN 011-110-002. The resulting residence would be approximately 8,202 square feet (all measurements are net) with a 1,931 square foot basement and 31.5 feet in height. Also included with the project would be the construction of a new detached garage of approximately 603 square feet and 19 feet in height, a new pool, a new cabana of approximately 440 square feet in size and 11 feet in height with surrounding trellis and attached pool equipment room of 227 square feet, numerous site and retaining walls, extensive hardscape and landscape, a reconfigured access drive and a detached garden trellis. A new pond and terraced gardens would also be developed as part of the project. Grading would include approximately 2,100 cubic yards of cut and 1,500 cubic yards of fill. Additional excavation would be necessary to install a stormwater detention/cistern system. No oak trees are proposed for removal. The resultant parcel would continue to be served by the Montecito Water District, the Montecito Sanitary District and the Montecito Fire District. Access would continue to be provided off of East Mountain Drive.

1515 East Mountain Drive (011-110-002) is currently developed with a 4,581 square foot single-family residence and a detached 859 square foot garage with 760 square foot loft. 1527 East Mountain Drive (011-110-003) is currently developed with a 2,450 square foot single-family residence, a 455 square foot detached garage with a 340 square foot guest house above. An existing private septic system serving the residence at 1527 would be abandoned and removed. The project would result in a property that is a 2.59 acres in size zoned 2-E-1 located at 1515 & 1527 East Mountain Drive in the Montecito Area, 1<sup>st</sup> Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

cc: Case File (to Planner)  
Montecito Association

G:\GROUP\PERMITTING\Case Files\RVP\11 cases\11RVP-00000-00033 Mtn. Drive Trust\MBAR Memo 11BAR-00000-00059 Revised Final 5.5.11.docx

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review

FROM: Nicole Lieu, Planner

DATE: May 9, 2011

RE: Turrichi Revision, Case No. 11RVP-00000-00036, 11BAR-00000-00065  
1355 East Mountain Drive, APN: 011-050-054

---

P&D staff will review the proposed revision to confirm that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

This project may proceed for:

- |                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | <b>PRELIMINARY</b>       |
| <input type="checkbox"/>            | <b>PRELIMINARY/FINAL</b> |
| <input type="checkbox"/>            | <b>FINAL</b>             |
| <input checked="" type="checkbox"/> | <b>REVISED FINAL</b>     |

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

\*Are the proposed revisions minor enough to grant revised-final approval or should the project return for full board review?

---

**PROJECT DESCRIPTION:**

**Request for revised final approval to remove the previously approved office space of approximately 300 square feet and for the removal of an already existing covered porch of approximately 420 square feet.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

cc: Case File (to Planner)  
David Villalobos  
Applicant/Agent  
Montecito Association