



# COUNTY OF SANTA BARBARA

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of June 20, 2011**

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>
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		

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:00P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Marsha Zilles	
Bill Palladini	
Donald Nulty	- Vice Chair
Anthony Spann	- Chair
Derrick Eichelberger	
Sharon Foster	- MBAR Secretary
Anne Almy	- Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Dave Mendro  
Sam Maphis

**NUMBER OF INTERESTED PERSONS: 20**

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENTS:** None
- II. AGENDA STATUS REPORT:** No changes were made to the agenda.
- III. MINUTES:** Palladini moved, seconded by Nulty and carried by a vote of 5-0 (Maphis and Mendro absent) to approve the Minutes of June 26, 2011 as amended.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Tony Spann stated that he would be stepping down on item #1- Sorrell Final Landscape Revision 11BAR-00000-00087.
- V. STAFF UPDATE:** None

**CONSENT AGENDA:**

<b>C-1. 11BAR-00000-00074</b>	<b>Montesano Garage Conversion to a Single Family Dwelling</b>	<b>633 Oak Springs Road</b>
11LUP-00000-00208	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Dawn Sherry, architect for the owner, Gene Montesano, to consider Case No. 11BAR-00000-00074 for **preliminary/final approval on consent of a conversion of an existing garage**

of approximately 467 square feet to a new single family dwelling, construction of a detached new covered parking area of approximately 470 square feet and a new tennis court with a wall of approximately 10 feet high and a fence of approximately 10 feet high, outside of the setback. The following structures currently exist on the parcel: a two car garage of approximately 467 square feet. The proposed project will not require grading. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-038, located at **633 Oak Springs Road** in the Montecito area, First Supervisorial District. (Appearance by Dawn Sherry) (Continued from 6/6/11)

**ACTION: Eichelberger moved, seconded by Nulty, and carried by a vote of 5 to 0 (Maphis & Mendro absent) to grant preliminary approval on consent of 11BAR-00000-00074 and have the project return for final approval on consent with the final landscape plan.**

**C-2. 10BAR-00000-00038      Mahmoud-Fuladi Two Story SFD Demo Rebuild      445 Nicholas Lane**  
10LUP-00000-00458      (Nicole Lieu, Planner 884-8068)      Ridgeline: N/A

Request of Barbara Ricketts architect for the owners, Nissrin Mahmoud & Bob Fuladi, to consider Case No. 10BAR-00000-00038 for a **final approval on consent of a new two story single family dwelling with the first floor being approximately 2,849 square feet, the second floor being approximately 2,247 square feet, basement of approximately 654 square feet and an attached garage of approximately 770 square feet.** The following existing structures will be demolished: a single family dwelling of approximately 1,850 square feet with an attached garage of approximately 756 square feet and an accessory structure of approximately 118 square feet. The proposed project will require approximately 1,040 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-003, located at **445 Nicholas Lane** in the Montecito area, First Supervisorial District. (Appearance by Barbara Ricketts, Chris Roberts) (Continued from 3/22/10, 12/6/10, 6/6/11)

**ACTION: Eichelberger moved, seconded by Nulty, and carried by a vote of 5 to 0 (Maphis & Mendro absent) to grant final approval on consent of 10BAR-00000-00038.**

**STANDARD AGENDA:**

**1. 11BAR-00000-00087      Sorrell Final Landscape Revision      1151 Summit Road**  
11RVP-00000-00045      (Brian Banks, Planner 568-3559)      Ridgeline: N/A

Request of Brian Miller, agent for the owner, Jon Sorrell, to consider Case No. 11BAR-00000-00087 for **revised final approval of landscape revisions, including the placement of two olive trees and the removal of an approved hedge in road right-of-way.** The following structures currently exist on the parcel: a single family residence and attached garage of approximately 2,205 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-024, located at **1151 Summit Road** in the Montecito area, First Supervisorial District. (Appearance by Brian Miller)

**Public Comments:**

J'Aime Brown  
Jane Dyruff  
Kellam de Forest  
Sandra Owens

**ACTION: Palladini moved, seconded by Zilles, and carried by a vote of 4-0-1 (Maphis & Mendro absent, Spann abstained) to grant revised final approval of 11BAR-00000-00087 with the following conditions:**

1. **Project needs to be revised to provide the full seven foot clear width from the edge of the roadway. Olives, which are beautiful specimens, are located beyond this clear zone and so may remain.**
2. **Cobble curb shall be eliminated although decorative treatment of flat work within the right of way is encouraged.**
3. **Planner to coordinate with public works.**

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 **revised final approval for removal of a previously approved study accessory structure of approximately 354 square feet, removal of a covered terrace approximately 480 square feet and an increase in the approved garage square footage to 598 square feet (from 574 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. (Continued from 5/9/11, 6/6/11) (Appearance by Tom Meaney)

**ACTION: Nulty moved, seconded by Zilles, and carried by a vote of 5-0 (Maphis & Mendro absent) to grant revised final approval of 11BAR-00000-00065.**

### PRELIMINARY APPROVAL

3. **11BAR-00000-00035** **Moller/Von Summer Single Family Dwelling** **280 Las Entradas Drive**  
10CDP-00000-00093 **Second Floor Addition and New Garage** (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Betsy Von Summer & John Moller, to consider Case No. 11BAR-00000-00035 for **preliminary/final approval of an addition to a two story single family dwelling, with the first floor being of approximately 2,426 square feet the second floor being 2,625 square feet and a new 3 car attached garage of approximately 742 square feet, with living space about and enclosure of existing loggia**. The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,777 square feet (1,841 square feet to be demolished), the second floor being approximately 2,386 square feet, an attached garage of approximately 519 square feet (to be converted into a gym) a detached garage of approximately 512 square feet (to be demolished), a guesthouse of approximately 439 square feet. The proposed project will require approximately 60 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 3.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-025, located at **280 Las Entradas Drive** in the Montecito area, First Supervisorial District. (Continued from 4/11/11, 6/6/11) (Appearance by Brian Zandt, Scott Menzel and Sydney Baumgarten)

**Public Comment:**  
Kellam de Forest

**ACTION: Eichelberger moved, seconded by Zilles, and carried by a vote of 4-0-1 (Maphis & Mendro absent, Nulty abstained) to grant preliminary/final approval of 11BAR-00000-00035 with the condition that the planner is to confirm plant sizes and quantities.**

## CONCEPTUAL REVIEW

4. **10BAR-00000-00170** **Morrow Demo** **1661&1665 Fernald Point Lane**  
**New Single Family Dwelling**  
(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)(Appearance by Steve Fort, Marc Appleton, Domaine Forte)

### **Public Comment:**

Kellam de Forrest  
Robert Foley  
Gary Finefrock

1. **Fine, attractive architecture.**
2. **Appreciates the proposed merger of the lot.**
3. **Proposed house is 69% over the recommended floor area; average for Fernald Point on similar size lots is 63% over recommended.**
4. **Some concern expressed about how the FAR should be calculated since the lots are merging. Two houses on two lots gives a difference appearance compared to one house on one lot, even the floor area of the one house is the same as the two combined. It is a lot of house on the beach, all the way across the lot.**
5. **Although as proposed some members can accept the size as long as it does not impact the neighbor to west, the majority prefers that the house be moved away from the beach by six feet.**
6. **Likes direction for the cabana.**
7. **Make the east and west seawalls more compatible in color, west wall should be lower.**

**The project received comments only. The project will go to the Montecito Planning Commission and is to return to MBAR for preliminary/final approval with the planner's approval.**

5. **11BAR-00000-00019** **Cerf Remodel and Addition** **1908 Boundary Drive**  
(Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Alan & Patricia Cerf, to consider Case No. 11BAR-00000-00019 for **further conceptual review/preliminary/final approval of an addition and remodel of the first floor of the existing single family dwelling of approximately 1,203 square feet, and an expanded patio area.** The following structures currently exist on the parcel: a two story single family dwelling, with the first floor being approximately 2,817 square feet, the second being approximately 993 square feet, an attached garage of approximately 511 square feet, a detached garage of approximately 557 square feet, and a guesthouse of approximately 805 square feet. The proposed project will require approximately 135 cubic yards of cut and approximately 395 cubic yards of fill. The property is a 1.20 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-037, located at **1908 Boundary Drive** in the Montecito area, First Supervisorial District. (Continued from 2/28/11) (Appearance by Peter Becker)

**Public Comment:**  
Kellam de Forrest

**MBAR Comment:**  
**The project looks good**

**ACTION: Nulty moved, seconded by Eichelberger, and carried by a vote of 4-0-1 (Maphis & Mendro absent, Zilles abstained) to grant conceptual/preliminary/final approval of 11BAR-00000-00019.**

6. **11BAR-00000-00085**      **Makarechian Trust Addition & Remodel**      **1150 Channel Drive**  
11CDH-00000-00021      (Megan Lowery, Planner 568-2517)      Ridgeline: N/A

Request of Ryan Mills, architect for the owners, Hadi and Barbara Makarechian, to consider Case No. 11BAR-00000-00085 for **conceptual review for extension of the existing dining room to total 321 square feet, conversion of the existing garage to a 585 square foot master bedroom and bath, construction of a new 482 square foot garage, interior remodel of existing bathrooms, and construction of a new 1,400 square foot front patio area.** The following structures currently exist on the parcel: A single story single family dwelling of approximately 2,977 total square feet with attached 672 square foot garage. The proposed project will not require grading. The property is a .59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-027, located at 1150 Channel Drive in the Montecito area, First Supervisorial District. (**Appearance by Ryan Mills**)

**Public Comment:**  
Kellam de Forest

**MBAR Comments:**

1. **Modern style is not out of character with neighborhood.**
2. **Need to resolve the two architectural styles.**
3. **Applicant's desire for a modern façade, proposing a modern parapet roof for the addition while keeping the existing red tile gable roof doesn't integrate well.**
4. **A choice in style needs to be made, may need to abandon the tile roof and replace with metal.**
5. **Story poles may be required, not for height but to assess whether the new element would hide the existing from the street, given the conflicting architectural designs.**
6. **Provide floor area study for adjacent neighborhood and similarly-sized lots.**

**The project received comments only. The project is to return for further conceptual review.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Palladini moved, seconded by Eichelberger, and carried by a vote of 5 to 0 ( Maphis & Mendro absent) that the meeting be adjourned until 3:00 P.M. on Monday, July 11, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:22 P.M.