



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 11, 2008  
3:00 P.M.**

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

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**NOTICE: All revised plan sets are due to Planning and Development the Monday prior to the scheduled MBAR meeting by 12 p.m. The planner's memo providing comments to the MBAR will be posted with the MBAR agenda on the website by noon the Thursday prior to the MBAR meeting.**

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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		

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- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in 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 PM, one business 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; (805) 568-2000.
- If your case appears on the Consent Agenda, please note the following: 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 on the counter in back of the hearing room and should be filled out and handed in 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 comment for an item is 15 minutes.
- Montecito Board of Architectural Review approval does 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.

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**Site Visit - 1:30 P.M.**

**View Story Poles for Item No. 6 – Puzder New SFD – 590 Meadow Wood Lane**

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### 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 July 28, 2008 will be considered.**

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**

**V. 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**

- |                          |   |                       |
|--------------------------|---|-----------------------|
| <b>1.</b>                | <b>Askari Single Family Dwelling</b>            |                       |
| <b>08BAR-00000-00146</b> | <b>Addition, Guesthouse, Pool house Remodel</b> | <b>1084 Golf Road</b> |
| 08LUP-00000-00311        | (Lisa Martin, Planner 568-2032)                 | Ridgeline: N/A        |

Request of Braden Sterling, agent/architect for the owner, Tannaz Askari, to consider Case No. 08BAR-00000-00146 for **final approval on of an approximately 1,296 sq. ft. addition to the existing residence, an approximately 800 sq. ft. guesthouse, and demolition of the existing cabana and reconstruction of a new 648 sq. ft. pool cabana.** The following structures currently exist on the parcel: residence of approximately 5,900 square feet, garage of approximately 483 square feet, a pool house of approximately 488 square feet and an approximately 241 square foot storage shed. The proposed project will require approximately 26.5 cubic yards of cut and zero fill. The property is a 3.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08.)

- |                          |   |                        |
|--------------------------|---|------------------------|
| <b>2.</b>                | <b>Bradley Single Family Dwelling,</b>    |                        |
| <b>06BAR-00000-00264</b> | <b>Garage, Pool House, and Guesthouse</b> | <b>975 Lilac Drive</b> |
| 06LUP-00000-00965        | (Errin Briggs, Planner 568-2047)          | Ridgeline: N/A         |

Request of Domaine Forte and Ken Mineau, architects for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **final approval of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 753 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06, 5/21/07 and 1/07/08.)

**PRELIMINARY APPROVAL**

- |                          |                                  |                             |
|--------------------------|----------------------------------|-----------------------------|
| <b>3.</b>                | <b>Casa Dorinda Additions</b>    | <b>300 Hot Springs Road</b> |
| <b>07BAR-00000-00210</b> |                                  |                             |
| 07AMD-00000-00002        | (Julie Harris, Planner 568-3518) | Ridgeline: N/A              |
| 08ZCI-00000-00052        |                                  |                             |

Request of Jennifer Downing, Phillips Metsch Sweeney Moore Architects, architect for the owner, Casa Dorinda Retirement Residence, to consider Case No. 07BAR-00000-00210 for **preliminary/final approval of PCU and PCU Annex addition of approximately 1,946**

**square feet.** The following structures currently exist on the parcel: retirement residential campus consisting of approximately 230,466 square feet of structures. The proposed project will not require grading. The property is a 48.35 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 009-007-057, located at **300 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 9/24/07.)

### CONCEPTUAL REVIEW

4. **08BAR-00000-00180** **Mozart Pedestrian Bridge** **2615 Sycamore Canyon Road**  
08LUP-00000-00180 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Harwood White, agent for the owner, John Mozart Revocable Trust, to consider Case No. 08BAR-00000-00180 for **conceptual review/preliminary/final approval of a new pedestrian bridge of approximately 144 square feet.** The following structures currently exist on the parcel: residence, accessory structures, greenhouses and pool. The proposed project will not require grading. The property is a 9.97 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-029, located at **2615 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

5. **07BAR-00000-00332** **Puzder New SFD** **590 Meadow Wood Lane**  
08LUP-00000-00312 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Puzder Family Trust, to consider Case No. 07BAR-00000-00332 for **further conceptual review of a new residence of approximately 5,492 square feet with an attached garage of approximately 1,170 square feet, new pool and cabana of approximately 800 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 742 cubic yards of cut and approximately 296 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-081, located at an **590 Meadow Wood Lane** in the Montecito area, First Supervisorial District. (Continued from 2/11/08.)

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

6. **08BAR-00000-00183** **Topper Cabana** **171 Butterfly Lane**  
08CDP-00000-000131 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Alexia Topper, to consider Case No. 08BAR-00000-00183 for **conceptual review of a new cabana of approximately 625 square feet.** The following structures currently exist on the parcel: residence of approximately 2,100 square feet and an accessory building of approximately 159 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District.

7. **08BAR-00000-00182** **Bird Single Family Dwelling Addition** **1188 East Mountain Drive**  
Ridgeline: N/A

Request of Joe Ewing, architect for the owners, Richard and Paula Bird, to consider Case No. 08BAR-00000-00182 for **conceptual review of an addition of approximately 913 square feet.** The following structures currently exist on the parcel: residence of approximately 5,655 square feet and a garage of approximately 913 square feet. The proposed project will not require grading. The property is a 2.18 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-020-009, located at **1188 East Mountain Drive** in the Montecito area, First Supervisorial District.

8. **08BAR-00000-00175** **Clay Single Family Dwelling Addition** **1431 East Mountain Drive**  
Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Walt and Renee Clay, to consider Case No. 08BAR-00000-00175 for **conceptual review of a second story addition of approximately 490 square feet to an existing second-story residence.** The following structures currently exist on the parcel: two-story residence of approximately 4,585 square feet and an attached garage of approximately 471 square feet. The proposed project will not require grading. The property is a 2.86 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.

9. **08BAR-00000-00174** **Crosby Single Family Dwelling Addition** **551 Santa Angela Lane**  
Ridgeline: N/A

Request of Valerie Fisher, architect for the owners, Geoffrey and Susan Crosby, to consider Case No. 08BAR-00000-00174 for **conceptual review of an addition of approximately 1,190 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,040 square feet and an attached garage of approximately 407 square feet. The proposed project will not require grading. The property is a 19,193 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-011, located at **551 Santa Angela Lane** in the Montecito area, First Supervisorial District.

10. **08BAR-00000-00154** **Goerner New Single Family Dwelling, Garage and Guesthouse** **1017 Hot Springs Road**  
08DVP-00000-00022 (Julie Harris, Planner 568-3518) Ridgeline: Applicable

Request of Ginger Andersen, agent for the owners, John and Marcia Goerner, to consider Case No. 08BAR-00000-00154 for **conceptual review of a new residence of approximately 4,650 square feet with an attached garage of approximately 1,867 square feet, a guesthouse of approximately 745 square feet with an attached garage/carport and an approximately 2,600 foot long driveway.** The lot is currently vacant. The proposed project will require approximately 7,900 cubic yards of cut and approximately 3,350 cubic yards of fill. The property is a 40.0 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-008, located at **1017 Hot Springs Road** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P. M.**

11. **08BAR-00000-00176** **Watkins Single Family Dwelling Addition and New Garage** **686 El Rancho Road**  
08LUP-00000-000376 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A


Request of Susanne Tejada, architect for the owner, Jeffrey and Patricia Watkins 1992 Family Trust, to consider Case No. 08BAR-00000-00176 for **conceptual review of the demolition of approximately 213 square feet to the existing residence and the entire existing garage of approximately 608 square feet, and construction of an approximately 717 square foot addition, a new attached approximately 1,482 square foot four-car garage with two storage areas and a half-bath, an approximately 898 square foot loggia, an approximately 295 square foot trellis, an approximately 760 square foot BBQ area, a new pool and spa, and a retaining wall not to exceed 5 feet in height. (According to the Montecito FAR calculations the proposed residence will total 4,645 square feet in area, exceeding the maximum recommended FAR of 4,385 square feet by approximately 5.9 %.)** The following structures currently exist on the parcel: residence of approximately 3,459 square feet and a garage of

approximately 608 square feet. The proposed project will require less than 50 cubic yards of cut and less than 50 cubic yards of fill. **A total of 1 jacaranda tree will be removed as a part of this project.** The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-034, located at **686 El Rancho Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Lisa S. Martin 

DATE: August 6, 2008

RE: 08BAR-00000-00146, Askari Addition, Guesthouse and Cabana  
08LUP-00000-00311, 1084 Golf Road, APN 009-091-011

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Preliminary review indicates 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.

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON: N/A**

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**PROJECT DESCRIPTION:**

The project is for a Land Use Permit to allow demolition of the existing 488 sq. ft. pool cabana and construction of a new 648 sq. ft. cabana, a new 800 sq. ft. guesthouse, and a 1296 sq. ft. addition to the existing residence. Maximum height of the residence would be 23'-2". Total square footage of the residence upon completion of the project would be approximately 7,196 square feet. The maximum height of the guesthouse would be 15 feet and the maximum height

of the cabana would be approximately 16 feet. Grading would include 26.5 cubic yards of cut and 0 cubic yards of fill. Removal of one 8” oak tree would be required for the project. Oak tree replacement plantings would be required as mitigation for the loss of the oak tree. A Tree Protection and Replacement Plan has been prepared. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Golf Road. The property is a 3.16-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at 1084 Golf Road in the Montecito Area, 1st Supervisorial District.

The project site is approximately 3.16 acres in size. Pursuant to the Montecito Architectural Guidelines and Development Standards, Section III.B.3, this size lot has a recommended House Net Floor Area of 7,972 square feet. Therefore, the project would be consistent with the recommended maximum net floor area.

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)  
Jason Moore  
Applicant/Agent  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Montecito Board of Architectural Review  
Attn: June Pujo

**FROM:** Errin Briggs, Planner 568-2047

**DATE:** August 11, 2008

**RE:** 06BAR-00000-00264, Bradley Demo & Rebuild, 975 Lilac Drive, Montecito  
Case No. 06LUP-00000-00965, APN 007-080-028

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Preliminary review indicates 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.

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

MBAR comments from the previous hearing (January 7, 2008):

**ACTION:** Edwards moved, seconded by Nulty, and carried by a vote of 5-2 (Michaelson and Zilles no) to grant preliminary approval of 07BAR-00000-00264.

**CONDITIONS:**

- Naturalize the massing of the hedgerow and trellis area.

## **MBAR COMMENTS:**

- Consider further lowering the plate heights by approximately one foot.
- Notify neighbors of future project hearings.
- Zilles and Michaelson requested to see story poles; both dissent in preliminary vote.

**Staff ensures you that issues raised by the MBAR and neighbors including those related to creek setbacks for the guest house, drainage, the septic system and construction access have been resolved by the Montecito Planning Commission and the project is ready for final approval.**

**Mr. Maphis: Please review the proposed creekside plantings to ensure they are appropriate for the site.**

The revised location of the proposed guest house has been reviewed for potential impacts to biological resources and proximity to the two on-site drainages by the County biologist who approves of the revised location. The septic system has been reviewed by Environmental Health Services and is ready to be approved with the Land Use Permit. The applicant has developed an engineered grading/drainage plan utilizing underground detention/diffusion systems to limit stormwater runoff.

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## **PROJECT DESCRIPTION:**

**The request is for a Land Use Permit to allow the demolition of an existing 2,400 square foot residence and 477 square foot garage, and the construction of a new, approximately 6,316 square foot (all square footages are net), 2-story single-family residence with a 789 square foot basement, a 1,125 square foot detached garage/study area, a 753 square foot guest house, a 583 square foot cabana, a pool, new driveway, a motor court and formal gardens with associated retaining walls. The residence will have a maximum height of 33 feet as measured from existing grade. The guest house would be approximately 15 feet in height and the pool cabana would be approximately 15 feet in height. Approximately 1,495 cubic yards of cut and 874 cubic yards of fill would be necessary to prepare the site for development. Two oak trees are proposed to be removed as part of the project. The property would continue to be served by the Montecito Water District, a private septic system and the Montecito Fire Department. Access will continue to be taken from a private drive via Lilac Drive.**


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)  
Jason Moore, Hearing Support  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Julie Harris  
Planner III 

DATE: August 6, 2008

RE: 07BAR-00000-00210, Casa Dorinda Additions, 08ZCI-00000-00052 and  
07AMD-00000-00002, 300 Hot Springs Road, APN 009-640-001, 009-070-057.

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Preliminary review indicates that the project complies with the all requirements of the 5-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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**Please note that the project description for this BAR case number no longer includes the six carports or the 202 sq. ft. dining room office addition, which were approved under the CUP Amendment 07AMD-00000-00002. This follow up Zoning Clearance does not include those aspects of the project. At the time a follow-up Zoning Clearance is processed for the carports and dining room office addition, a new BAR case number will be assigned for these components of the CUP Amendment.**

**PLEASE SPECIFICALLY COMMENT ON:**

1. Please confirm that the landscape plan proposes a drip irrigation system and that an adequate proportion of plants are low water demand species per Condition No. 4 of 07AMD-00000-00002.
2. Please comment on the proposed lighting plan per Condition No. 5.
3. The applicant has proposed a minor architectural change to the northwest corner of the dementia care resident unit affecting a small patio and storage closet. The minor change does not result in any change to the total square footage of the overall addition. Please comment on the design of the proposed change.

A copy of relevant conditions is attached.

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**PROJECT DESCRIPTION:**

**The proposed project is for a Zoning Clearance to allow a remodel of portions of Residential Unit O (to be called the PCU Annex) and Personal Care Unit (PCU) and 2,148 sq. ft. of additions (981 sq. ft. to the PCU, 565 sq. ft. to Unit O and a 400 sq. ft. breezeway addition connecting the two buildings). The PCU additions and annex will provide a central location for special care for residents with dementia. An enclosed garden would be created between the PCU and PUC Annex for the use of these residents. Grading will include one cubic yard of cut and one cubic yard of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access will continue to be provided off of Hot Springs Road. The property is 47.35-acres zoned 5-E-1 and shown as Assessor's Parcel Number 009-640-001 and 009-070-057, located at 300 Hot Springs Road in the Montecito Area, First 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 Zoning Clearance 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 08ZCI-00000-00052 (to Planner)  
Jason Moore  
Ms. Jennifer Downing, Philips, Metsch, Sweeney, Moore, 2020 Alameda Padre Serra, Suite 20, Santa Barbara, CA 93103  
Montecito Association