



# COUNTY OF SANTA BARBARA

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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of September 8, 2008**

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

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzal	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

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

**COMMITTEE MEMBERS PRESENT:**

Marsha Zilles  
Michele Michaelson  
Raymond Ketzal  
Donald Nulty - Vice Chair  
Sharon Foster - MBAR Secretary  
David Villalobos - Hearing Support Supervisor  
June Pujo - Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Anthony Spann - Chair  
Peter Edwards  
Sam Maphis

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 15.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None.

**II. AGENDA STATUS REPORT:** Michaelson moved, seconded by Zilles and carried by a vote of 4 to 0 (Spann, Edwards and Maphis absent) to adopt the following changes to the agenda:

Item No.3- Bird SFD Addition (08BAR-00000-00182) – Dropped from Standard Agenda

Item No.8-Franklin Accessory Structure (08BAR-00000-00202) – Continued to meeting of 9/22/08.

Item No.11-Heddrick SFD Addition (08BAR-00000-00198) – Continued to meeting of 9/22/08

Item No.14- Hurst Demo/New SFD (06BAR-00000-00033) - Continued to meeting of 9/22/08

**III. MINUTES:** Ketzal moved, seconded by Michaelson and carried by a vote of 4 to 0 (Spann, Edwards and Maphis absent) to continue the Minutes of August 25, 2008 to the meeting of September 22, 2008.

#### IV. MONTECITO CONSENT AGENDA:

C-1.	08BAR-00000-00159	Pittman Single Family Addition	369 Paso Robles Drive
	08LUP-00000-00336	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A
	Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 08BAR-00000-00159 for <b>final approval on consent of an addition of approximately 666 square feet to the current residence and a deck addition of approximately 77 square feet.</b> The following structures currently exist on the parcel: residence of approximately 2,489 square feet and a shed of approximately 104 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at <b>369 Paso Robles Drive</b> in the Montecito area, First Supervisorial District. (Continued from 7/28/08 and 8/25/08.)		

**ACTION:** Ketzel, seconded by Michaelson, and carried by a vote of 4 to 0 (Spann, Maphis, Edwards absent) to grant preliminary/final approval on consent of 08BAR-00000-00159.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: New MBAR Secretary Sharon Foster was introduced.

#### STANDARD AGENDA:

#### FINAL APPROVAL

1.	07BAR-00000-00195	Marshall Single Family Dwelling Demo/Rebuild, Guesthouse Addition, Tool Shed Remodel and Modification	846 Lilac Drive
	07LUP-00000-00525 07MOD-00000-00008	(J. Ritterbeck, Planner 568-3509)	Ridgeline: Urban

Request of Christopher Manson-Hing, architect for the owners, Siri and Robert Marshall, to consider Case No. 07BAR-00000-00195 for **final approval of the demolition of the existing residence of approximately 3,037 square feet and attached 2-car garage of approximately 448 square feet, construction of a new residence of approximately 3,683 square feet with a basement of approximately 2,135 square feet and a new detached garage of approximately 571 (gross) square feet, the demolition of the existing guesthouse of approximately 733 (gross) square feet and construction of a new guesthouse of approximately 800 (gross) square feet, the interior remodel, roof change, and change in use of the existing tool shed to a gymnasium of approximately 175 square feet** The following structures currently exist on the parcel: residence of approximately 3,037 square feet with an attached garage of approximately 448 square feet and basement of approximately 226 square feet, guesthouse of approximately 733 square feet, and tool shed of approximately 180 square feet. The proposed project will require approximately 1,350 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 2.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-020, located at **846 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 8/27/07, 10/08/07 and 11/05/07)

#### MBAR COMMENTS:

- Architecture, Landscape and Colors are okay.
- Provide a lighting fixture legend on the plans and call out wattages.
- Reduce the number of exterior lighting fixtures and lower the wattage to 25 watts or less.

- **Return with decibel information on the generator.**
- **Return on consent for lighting only.**

**ACTION:** Ketzal moved, seconded by Zilles and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to continue 07BAR-00000-00195 to the meeting of 9-22-08.

**PRELIMINARY APPROVAL**

2. **08BAR-00000-00123** **Medved Addition** **1450 Wyant Road**  
08LUP-00000-00385 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of David Ellien, agent for the owners, Arnold and Doris Medved, to consider Case No. 08BAR-00000-00123 for **preliminary/final approval of an approximately 567 square foot addition and remodel of existing residence.** The following structures currently exist on the parcel: residence of approximately 2,852 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-018, located at **1450 Wyant Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08.)

**MBAR COMMENTS:**

- **Colors are okay.**
- **Landscaping is nice.**

**ACTION:** Ketzal moved, seconded by Michealson and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to grant preliminary and final approval for 08BAR-00000-00123.

3. **08BAR-00000-00182** **Bird Single Family Dwelling Addition** **1188 East Mountain Drive**  
08LUP-00000-00477 (Megan Lowery, Planner 568-2517) Ridgeline: N/A

Request of Joe Ewing, architect for the owners, Richard and Paula Bird, to consider Case No. 08BAR-00000-00182 for **preliminary/final approval 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. (Continued from 8/11/08.)

**ACTION:** Michaelson moved, seconded by Zilles and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) that 08BAR-00000-00182 be dropped from the standard agenda. *See Agenda Status Report.*

4. **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 **preliminary/final approval of the demolition of approximately 218 square feet of the existing residence and the entire existing garage of approximately 508 square feet, and construction of an approximately 861 square foot addition, a new attached approximately 1,382 square foot three-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 4,545 square feet in area, exceeding the maximum

**recommended FAR of 4,385 square feet by approximately 3.6 %.)** The following structures currently exist on the parcel: residence of approximately 3,459 square feet and a garage of approximately 508 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. (Continued from 8/11/08.)

**MBAR COMMENT:**

- **Landscape, colors, lights are okay.**

**ACTION: Michaelson moved, seconded by Ketzal and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to grant preliminary and final approval for 08BAR-00000-00176.**

5.		<b>Music Academy of the</b>	
	<b>07BAR-00000-00252</b>	<b>West Phase 2 Addition/Remodel</b>	<b>1070 The Fairway</b>
	08CDP-00000-00045 08SCD-00000-00021	(Holly Bradbury, Planner 568-3577)	Ridgeline: N/A

Request of Thomas Bollay, architect for the owner, The Music Academy of the West, to consider Case No. 07BAR-00000-00252 for **preliminary approval of a partial demolition of approximately 2,352 square feet, remodel of approximately 1,536 square feet, basement addition of approximately 4,616 square feet and first floor addition of approximately 4,753 to the existing administration building, courtyard and associated landscaping.** The following structures currently exist on the parcel: recital hall building of approximately 11,340 square feet, administration building of approximately 14,980 square feet, residence building of approximately 1,270 square feet, two retail buildings of approximately 2,540 total square feet, and four practice studio buildings of approximately 14,240 total square feet. The proposed project will require approximately 2,090 cubic yards of cut, approximately 152 cubic yards of fill, and approximately 1,938 cubic yards of export. The property consists of 9.04 total acres zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-029 and -030 and, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

**Public Comment: Richard Shakewitz.**

**MBAR COMMENTS:**

- **Great job; design is sensitive to the site.**
- **Finials on second story loggia are okay.**
- **Planner to check prior MBAR conditions on Phase One regarding wattage of exterior lights.**
- **Consider reducing the amount of asphalt, where feasible.**
- **Restudy the new arcade segment.**
- **Restudy parking surface along the alee section.**
- **Work with neighbors on the exterior lighting.**

**ACTION: Michaelson moved, seconded by Ketzal and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to grant preliminary approval to 07BAR-00000-00252.**

**CONCEPTUAL REVIEW**

**6. 08BAR-00000-00180 Mozart Pedestrian Bridge 2615 Sycamore Canyon Road**  
08LUP-00000-00292 (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. (Continued from 8/11/08.)

**MBAR COMMENTS: Return for final on Consent.**

**ACTION: Michaelson moved, seconded by Ketzel and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to grant preliminary approval to 08BAR-00000-00180.**

**7. 08BAR-00000-00196 Singer Remodel/Addition/New Garage 612 Cowles Road**  
08LUP-00000-00475 (Megan Lowery, Planner 568-2517) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Maurice Singer, to consider Case No. 08BAR-00000-00196 for **conceptual review/preliminary/final approval of an addition of approximately 1,077 square feet, a new deck of approximately 230 square feet, a new garage of approximately 506 square feet, a carport conversion of approximately 254 square feet and a demolition of approximately 52 square feet.** The following structures currently exist on the parcel: residence of approximately 2,930 square feet. The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-170-035, located at **612 Cowles Road** in the Montecito area, First Supervisorial District.

**Public Comment: Don Sharpe, Jon Warner.**

**MBAR COMMENTS:**

- **Concerned with siting of garage.**
- **Suggest moving the second story more to the rear.**
- **MBAR doesn't support the proximity of the structures to the west boundary.**
- **Project appears to cover too much of the width of the site; inappropriate ration of house to lot width.**
- **Erect story poles.**

**Project received conceptual review only. No action taken.**

**8. 08BAR-00000-00202 Franklin Accessory Structure 744 Coyote Road**  
08LUP-00000-00495 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Louis Robinson, architect for the owners, Brent and Ruth Franklin, to consider Case No. 08BAR-00000-00202 for **conceptual review and preliminary approval of an accessory structure of approximately 505 square feet.** The following structures currently exist on the parcel: residence of approximately 2,044 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of grading. The property is a 3.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-005, located at **744 Coyote Road** in the Montecito area, First Supervisorial District.

**ACTION:** Michaelson moved, seconded by Zilles and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to continue 08BAR-00000-00202 to the meeting of 9-22-08. See Agenda Status Report.

**9. 08BAR-00000-00206 Turicchi Addition and Pavilion 1355 East Mountain Drive**

Ridgeline: N/A

Request of Thomas Meaney, architect for the owner, Lannette Turicchi, to consider Case No. 08BAR-00000-00206 for **conceptual review of an addition of approximately 530 square feet and a pavilion of approximately 630 square feet.** The following structures currently exist on the parcel: residence of approximately 4,420 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of grading. The property is a 1.05 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.

**Public Comment:** Alex Saucedo

**MBAR Comments:**

- Concerned with FAR overage.
- Show all oaks.
- Return with arborist report.
- Provide a screening plan along east property line
- Watch drainage
- Story Poles are required.

**Project received conceptual review only. No action taken.**

**10. 08BAR-00000-00205 Gragg Addition and Remodel 171 Santo Tomas**

Ridgeline: N/A

Request of Don Gragg, owner and agent, to consider Case No. 08BAR-00000-00205 for **conceptual review of an addition of approximately 607 square feet and a conversion of approximately 324 square feet of habitable space.** The following structures currently exist on the parcel: residence of approximately 1,658 square feet, garage of approximately 324 square feet and an accessory building of approximately 540 square feet. The proposed project will not require grading. The property is a .37 acre parcel zoned R-1 and shown as Assessor's Parcel Number 009-189-009, located at **171 Santo Tomas** in the Montecito area, First Supervisorial District.

**MBAR COMMENTS:**

- Need to see gable details
- Add landscaping; show plantings for auto court at front of house.
- Reconsider use of flagstone for the wall.
- Consider board and batten for the entry.
- Add missing to the fireplace/chimney.

**Project received conceptual review only. No action taken. Applicant may return for preliminary/final**

**11. 08BAR-00000-00198 Hedrick Single Family Dwelling Addition 307 Meadowbrook Drive**

08LUP\_00000-00481

(Lisa Martin, Planner 568-2032)

Ridgeline: N/A

Request of Robert Foley, agent for the owner, Scott Hedrick, to consider Case No. 08BAR-00000-00198 for **conceptual review of a residential addition of approximately 334 square feet.** The following structures currently exist on the parcel: residence of approximately 5,566 square feet. The proposed project will not require grading. The property is a 2.001 acre

parcel zoned PRD and shown as Assessor's Parcel Number 007-530-014, located at **307 Meadowbrook Drive** in the Montecito area, First Supervisorial District.

**ACTION:** Michaelson moved, seconded by Zilles and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to continue 08BAR-00000-00198 to the meeting of 9-22-08. *See Agenda Status Report.*

12.		<b>Ball Single Family</b>	
	<b>08BAR-00000-00203</b>	<b>Dwelling Addition/Remodel</b>	<b>150 La Vereda Lane</b>
	08CDP-00000-00147	(Eric Gage, Planner, 568-2002)	Ridgeline: N/A

Request of Bob Easton, architect for the owner, Andrew Ball, to consider Case No. 08BAR-00000-00203 for **conceptual review of a residential addition and remodel of approximately 803 square feet and an approximately 2,087 square foot basement.** The following structures currently exist on the parcel: residence of approximately 3,624 square feet, detached garage of approximately 702 square feet and a guesthouse of approximately 1,059 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-202-008, located at **150 La Vereda Lane** in the Montecito area, First Supervisorial District.

**MBAR COMMENTSs:**

- **Generally positive comments.**
- **Show all vents and coordinate light wells from basement.**
- **Return after planner review.**

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

13.		<b>FAEC Holdings 401709, LLC</b>	
	<b>08BAR-00000-00208</b>	<b>Addition and Garage</b>	<b>222 Butterfly Lane</b>
			Ridgeline: N/A

Request of Michael Stroh, architect for the owner, FAEC Holdings 401709, LLC., to consider Case No. 08BAR-00000-00208 for **conceptual review of a residential addition, garage of approximately 701 square feet and an approximately 610 square foot basement.** The following structures currently exist on the parcel: residence of approximately 2,372 square feet. The proposed project will approximately 400 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 0.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-084, located at **222 Butterfly Lane** in the Montecito area, First Supervisorial District.

**The following comments were made:**

**MBAR Comments:**

- **Reorient pool.**
- **Restudy rear landscaping; try a more naturalistic, less rectilinear approach.**
- **Erect story poles.**
- **Concerned with the how the wall presents the two parallel walls.**
- **Study the back up space from the garage.**
- **Soften the lines on the west side.**

**Project received conceptual review only. No action taken.**

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|--------------------------|--|----------------------|
| <b>14.</b>               | <b>Hurst Demo/New Single Family Dwelling/Guesthouse/Cabana</b> | <b>932 Park Lane</b> |
| <b>06BAR-00000-00033</b> | (Nicole Mashore, Planner 884-8068)                             | Ridgeline: N/A       |
| <b>06LUP-00000-00105</b> |  |                      |

Request of Tom Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **further conceptual review of a new residence of approximately 8,191 square feet and basement of 2,923 square feet, detached garage of 890 square feet, detached garage of 790 square feet, guest house of 800 square feet, new entry gates, retaining walls, new pool and associated hardscape and landscape developments.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of approximately 775 square feet (both to be demolished). The proposed project will require approximately 1,850 cubic yards of cut and approximately 800 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at 932 Park Lane in the Montecito area, First Supervisorial District. (Continued from 2/27/06, 3/20/06, 7/24/06, 8/21/06, 10/09/06, and 11/13/06)

**ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 4-0 (Spann, Edwards, and Maphis absent) to continue 06BAR-00000-00033 to the meeting of 9-22-08. See Agenda Status Report.**

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| <b>15.</b>               | <b>Phillips Addition Garage/Guesthouse</b> | <b>1037 Alston Road</b> |
| <b>07BAR-00000-00333</b> | (J. Ritterbeck, Planner 568-3509)          | Ridgeline: N/A          |
| <b>08LUP-00000-00323</b> |  |                         |

Request of Adele Goggia, architect for the owner, Charles G. Phillips, to consider Case No. 07BAR-00000-00341 for **further conceptual review of a new single family dwelling addition of 1,632 square feet to the existing 5,524 square foot single family dwelling, a new 800 square foot detached 2-car garage, a new 800 square foot guesthouse, a new 800 square foot cabaña, 2 new pools, and a new 324 square foot pavilion (with no walls). A total of 2 oak trees are proposed for removal and encroachment of development into the "dripline + 5 feet" area of protected oaks is also proposed.** The following structures currently exist on the parcel: residence of approximately 5,524 square feet with an attached garage of approximately 390 square feet. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at **1037 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 2/11/08)

**MBAR COMMENT: Not opposed to a potential setback Modification.**

**Project received conceptual review only. No action taken. Applicant may return for preliminary.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Ketznel moved, seconded by Michaelson, and carried by a vote of 4 to 0 (Spann, Edwards and Maphis absent) that the meeting be adjourned until 3:00 P.M. on Monday, September 22, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 7:01 P.M.