



# COUNTY OF SANTA BARBARA

---

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of NOVEMBER 22, 2010**

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>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Bill Palladini	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	Alice McCurdy	- <b>Supervising Planner</b>
Derrick Eichelberger		

---

The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair, Anthony Spann, at 3:16 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Michele Michaelson  
Bill Palladini  
Donald Nulty - Vice Chair  
Anthony Spann - Chair  
Sam Maphis  
Derrick Eichelberger  
Sharon Foster - MBAR Secretary  
Alice McCurdy - Supervising Planner

**COMMITTEE MEMBERS ABSENT: None**

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** 20

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** No Changes were made to the agenda.

**III. MINUTES:** Zilles moved, seconded by Palladini and carried by a vote of 5-0-1 (Nulty absent, Eichelberger abstained) to approve the minutes of November 8, 2010.

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** None

**V. STAFF UPDATE:** The California Coastal Commission (CCC) voted 10 to 2 to require modifications to the Land Use Development Code (LUDC) and the Montecito LUDC as they apply to the Coastal Zone. The CCC did make some changes in response to County comments. The Board will consider this matter at its hearing on December 14<sup>th</sup>.

**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>10BAR-00000-00107</b><br>10LUP-00000-00310 | <b>Wolf Demo</b><br><b>New SFD /Garage /ARSU</b><br>(Brian Banks, Planner 568-3559) | <b>337 Hot Springs Road</b><br>Ridgeline: N/A |
|-----------|---|---|---|

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **final approval of a new two story dwelling with the first floor consisting of approximately 2,937 square feet, the second floor consisting of approximately 1,447 square feet, basement of 1,880 square feet, an attached garage of 253 square feet, two attached garages of 515 square feet each, two detached garages of 675 square feet, and a detached garden storage structure of 274 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet and attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/10, 9/13/10, 9/27/10)  
**(Robert Foley and George Gervin, appearing)**

**Public Comments:**

David Grokenberger  
Holliday McManigal

**MBAR Comments:**

- 1. From the land below, a downlight can be like a spotlight.**
- 2. Need to see the quantities of material to be planted to address the necessary screening from neighbors.**
- 3. The lights proposed in the Jacaranda trees are more than is needed. Lights should be no more than 20 watts incandescent, or 0.5 watt LED.**

**Motion by Palladini and seconded by Eichelberger and carried by a vote of 6-0-1(Nulty abstained) to continue the item. Project may return with landscape details for Final Approval on consent. Exterior lights to be specified on the plans, with the down light on the east side of the site to be eliminated. The plans shall include a screening planting plan, to include both trees and understory.**

- |           |   |  |   |
|-----------|---|--|---|
| <b>2.</b> | <b>09BAR-00000-00206</b><br>09LUP-00000-00527 | <b>Barone Cabana Addition</b><br>(J. Ritterbeck, Planner 568-3509) | <b>969 Brooktree Road</b><br>Ridgeline: N/A |
|-----------|---|--|---|

Request of Justin Van Mullem, architect for the owners, Charles Barone, to consider Case No. 09BAR-00000-00206 for **final approval of a new cabana of 615 approximately square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4047 square feet and an attached garage of approximately 693 square feet. The proposed project will require approximately 240 cubic yards of cut and no fill. The property is a .91 acre parcel zoned 2E-1 and shown as Assessor's Parcel Number 011-060-011, located at **969 Brooktree Road** in the Montecito area, First Supervisorial District. (Continued 1/4/10, 5/3/10) (Justin Van Mullem, appearing)

**MBAR Comments:**

- 1. With the additional plantings that have been incorporated into the plans (i.e. an olive tree, oak tree, aloe, and bougainvillea), the project looks good.**

**ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 5-0-2 (Maphis & Nulty) to grant final approval of 09BAR-00000-00206 with the condition that 3 recessed LED step lights be added at the steps.**

<b>3. 10BAR-00000-00134</b>	<b>Hot Springs LLC Addition</b>	<b>281 Hot Springs Road</b>
10LUP-00000-00430	(Brian Banks, Planner 568-3509)	Ridgeline: N/A

Request of Don Nulty architect for the owners, Hot Springs, LLC, to consider Case No. 10BAR-00000-00134 for **preliminary approval of a new two story garage/recreation room with the first floor being a 3 car garage of approximately 800 square feet and the second floor being the recreation room consisting of approximately 560 square feet. Also proposed is a single story addition to the dwelling of 630 square feet and a new driveway to serve adjacent property.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,886 square feet, a cabana/garage of approximately 1,286 square feet (approximately 486 square feet to be demolished) and a accessory structure of approximately 800 square feet (to be demolished). 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 9/13/10)(Robert Foley and George Gervin, appearing)

**MBAR Comments:**

- 1. The project needs a landscape plan for the two entrances to address sight lines, driveway plantings, and consistency with the landscaping of the main residence.**
- 2. A final lighting plan needs to be submitted.**

**ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0-1 (Nulty abstained) to grant preliminary of 10BAR-00000-00134.**

<b>4. 10BAR-00000-00173</b>	<b>Levine/ Leichteman Addition</b>	<b>819 San Ysidro Lane</b>
10RVP-00000-00102	(Brian Banks, Planner 568-3509)	Ridgeline: N/A

Request of Marc Appleton, agent/architect for the owners, Arthur Levine & Lauren Leichtman, to consider Case No. 10BAR-00000-00173 for **revised final approval of an addition to the first floor of approximately 430 square feet, an addition to the second floor of 336 square feet, a cabana of approximately 519 square feet and a basement of approximately 550 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 4,120 square feet and the second floor being 1,200 square feet, a detached garage of approximately 540 square feet (to be demolished) and an accessory structure of approximately 460 square feet/ The proposed project will require approximately 647 cubic yards of cut and no fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro** in the Montecito area, First Supervisorial District.(Ken Mineau, appearing)

**ACTION: Zilles moved, seconded by Michaelson and carried by a vote of 6-0-1 (Eichelberger abstained) to grant revised final approval of 10BAR-00000-00174.**

<b>The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P. M.</b>
--

- |                          |                                 |                             |
|--------------------------|---------------------------------|-----------------------------|
| 5.                       | <b>670 Hot Springs Road</b>     | <b>670 Hot Springs Road</b> |
| <b>10BAR-00000-00157</b> | <b>Trust, LLC Addition</b>      |                             |
| 10DVP-00000-00015        | (Nicole Lieu, Planner 884-8068) | Ridgeline: N/A              |

Request of Chris La Rosa architect for the owners, 670 Hot Springs Road Trust, LLC, to consider Case No.10BAR-00000-00157 for **conceptual review of an addition to an existing single family residence of approximately 7, 246 square feet (including 1<sup>st</sup> floor addition of approximately 3,459 square feet and 2<sup>nd</sup> floor addition of approximately 3,787 square feet), conversion of an existing crawl space and mechanical space of approximately 4,206 square feet into living area, basement addition of approximately 2,523 square feet (including approximately 1,377 square feet of living space and approximately 1,146 of mechanical space), construction of a new 554 square foot tea house/studio, construction of a new detached garage of approximately 552 square feet, and two new detached garages of approximately 785 square feet each. An existing garage of 382 square feet would be demolished.** The following structures currently exist on the parcel: two-story residence of approximately 8,022 square feet with basement of approximately 2,267 square feet, mechanical space of approximately 1,223 square feet and crawl space of approximately 2,983 square feet, two-story residential second unit of approximately 2,286 square feet, maintenance building of approximately 997 square feet, shop of approximately 960 square feet, and detached garages of approximately 945 square feet, and detached garage of approximately 382 square feet. The proposed project will require approximately 923 cubic yards of cut and approximately 67 cubic yards of fill. The property is a 10.9 square foot parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-130-001, located at **670 Hot Spring Road** in the Montecito area, First Supervisorial District. (Continued from 11/18/10)(Marc Appleton, Steve Welton, Alex Cole, Laurel Perez, appearing)

**Public Comments:**  
**C. Roxton (Letter)**

**MBAR Comments:**

**Bill Palladini:**

1. The Montecito Planning Commission will expect a rationale to support allowing development exceeding the FAR.
2. The fact that the original historic structure was large should not be confused with the concerns raised by the proposal to add a huge amount of square footage to a valid, historic, substantially sized home. The proposed square footage is significant.
3. The change in the basement with new day lighting ups the ante in terms of the scope of the project. With this change the house effectively becomes a three story structure.
4. The original home is elegant. The additional wings would be very large. The proposed square footage should be reduced.
5. The proposed delineation between the old and the new looks good, but the proposal still seems excessive.

**Derrick Eichelberger:**

6. Although the size looks large from the south, it cannot be seen by the public. At least the proposed additions are in the center of the property and effectively screened.
7. Without the second floor additions, the FAR would not be exceeded.
8. Could not support the increase in square footage architecturally, but would support the change in the façade from buttresses to arches.
9. The two wings need to be more subservient to the original house, but there is a project here.

**Don Nulty:**

10. The existing buttresses could be utilized, and the façade would look better with them. With the proposed changes you may need to rebuild the whole wall.

11. The house could be reduced. The essential simplicity and beauty of the house has been lost by the additions.
12. The design is calm in the center and too busy on the wings.
13. The project meets some of the requirements for allowing overages, but I can't support it at this scale.

Marsha Zilles

14. One option would be to eliminate the second floor over the ballroom, and allow the ballroom to have a greater height.
15. Make historic central portion more prominent.

Tony Spann:

16. Like your work, but would have to explain to the MPC why they should support it. The historic structure is much less than the entire structure. I can't support the project at the current size.
17. The fact that the structure reads as a three story structure is an issue.
18. The application needs to include the basement, which brings the development to 31,000 square feet.
19. Would like to see the project come in at no more than 10% over the recommended FAR, with the assumption that the project would not be visible to neighbors and is not controversial. The request to exceed the FAR by 4000 square feet is significant.

Don Nulty:

20. When you create an open front, the first room back should be counted in the square footage. None of the basement is currently counted in the FAR.

Project received comments only. No action taken. Project will go Montecito Planning Commission and return to MBAR for preliminary review.

6.	10BAR-00000-00170	Morrow Demo/New SFD	1661 & 1665 Fernald Point
		(No Planner Assigned)	Ridgeline: N/A

Request of Domiane Forte, architect for the owners, Ron & Susan Morrow, to consider Case No. 10BAR-00000-00170 for **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, existing garages of approximately 993 square feet & a cabana of approximately 737 square feet, an attached garage of approximately 361 square feet, all to be demolished. The proposed project will require less than 50 cubic yards of cut and no fill. These properties are 1.39 acres parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-374-003 & 007-374-004, located at **1661 & 1665 Fernald Point** in the Montecito area, First Supervisorial District. (Marc Appleton, Ken Mineau, Steve Fort, and Domiane Forte, appearing)

**Public Comments:**  
Gary Finnefrock

**MBAR Comments:**

1. The architecture is a nice composition; need more information on how the stringline policy and the FAR would apply, given the existing home and the proposed merger.
2. Overall the merger makes sense and is better for the site.
3. Like the fact that the proposed home is pulled back from the existing structures.
4. The second story element should be kept behind the coastal hazard area.

5. **One MBAR member has no objection to the proposed configuration or size, but strongly rejects Italian style of the architecture and the stucco material as out of character with the existing neighborhood, which is predominantly clapboard cottages.**
6. **Another board member stated that there is some variety in the neighborhood architecture, and that they therefore don't object to Mediterranean style at the beach. The architecture can be made to work, but the design does need to be toned down.**
7. **One board member feels that the proposed 38% in excess of the FAR would really stand out in this neighborhood. Another member stated that exceeding the FAR is somewhat offset by the proposal to merge lots.**
8. **The style is acceptable, but the building should be broken up so that there is not so much stucco.**
9. **Some of the board members want to visit project site and get a feel for the neighborhood.**
10. **The applicant should study the FAR and stringline issues.**
11. **The issue of what can be constructed in the floodway and floodplain needs to be addressed.**

**Project received comments only. No action taken. The project may return for further conceptual review. (Nulty abstained)**

<b>7.</b>	<b>10BAR-00000-00150</b>	<b>Browne Demo and New Single Family Dwelling</b>	<b>1180 Fife Lane</b>
	10LUP-00000-00150	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Harrison Design Assoc., architect for the owners, Anthony & Gay Browne, to consider Case No.10BAR-00000-00150 for **preliminary/final approval of a new single family dwelling of approximately 4,900 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,168 square feet (to be demolished) an attached garage and basement to remain. The proposed project will require approximately 140 cubic yards of cut and approximately 325 cubic yards of fill. The property is a 1.63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-043, located at **1180 Fife Lane** in the Montecito area, First Supervisorial District. (Continued from 10/25/10)(Adele Goggia and Carmen Allison, appearing)

**MBAR Comments:**

1. **Quantity of lights to be shown on final drawings.**
2. **Along the property line on the north side, lights to be reduced by 50% to address privacy issues.**

**ACTION: Michaelson moved, seconded by Zilles and carried by a vote of 6-0-1 (Spann abstained) to grant final approval of 10BAR-00000-00150.**

<b>8.</b>	<b>10BAR-00000-0003</b>	<b>Luck Lucky Trust SFD Addition &amp; Loggia</b>	<b>566 Picacho Lane</b>
	10LUP-00000-00435	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Susette Naylor architect for the owner, Luck Lucky Trust, to consider Case No. 10BAR-00000-00036 for a **preliminary approval of new open air loggia of approximately 391 square feet and an addition of approximately 374 square feet to the single family dwelling.** The following structures currently exist on the parcel: single family residence of approximately 4046 square feet with an attached garage of approximately 627 square feet. The proposed project will require approximately 14 cubic yards of cut and approximately 141 cubic yards of fill. The property is a 1.25 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-002, located at **566 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/22/10)(Susette Naylor and Alida Aldrich, appearing)

**MBAR Comments:**

1. This is a nice project.

**ACTION: Maphis moved, seconded by Eichelberger and carried by a vote of 6-0 (Spann absent) to grant preliminary approval of 10BAR-00000-00036.**

9.	<b>10BAR-00000-00163</b>	<b>Harber Trust</b>	<b>530 San Ysidro Road #B</b>
	10LUP-00000-00436	<b>Addition and Remodel</b> (Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Maruja Grundstrom, agent for the owners, Richard & Judy Harber, to consider Case No. 10BAR-00000-00163 for **conceptual review, preliminary/final approval of an addition to an existing single family dwelling of approximately 260 square feet.** The following structures currently exist on the parcel: two single family dwellings, condominiums, each approximately 1,500 square feet and detached garages of approximately 490 square feet. The proposed project will not require grading. The property is a 12,386 square foot parcel zoned 7-R-2 and shown as Assessor's Parcel Number 011-320-002, located at **530 San Ysidro Road #B** in the Montecito area, First Supervisorial District. (Tay Yeh, appearing)

**MBAR Comments:**

1. Project looks fine.
2. Wattage needs to be called out.

**ACTION: Maphis moved, seconded by Michaelson and carried by a vote of 6-0 (Spann absent) to grant preliminary final approval of 10BAR-00000-00163.**

10.	<b>10BAR-00000-00169</b>	<b>995 Properties Limited Addition &amp; Remodel</b>	<b>995 Hot Springs Road</b>
		(No Planner Assigned)	Ridgeline: N/A

Request of Kevin Moore, Shubin & Donaldson architect for the owners, 995 Properties Limited, to consider Case No. 10BAR-00000-00169 for **conceptual review of an addition to an existing two story residence of approximately 391 square feet to the first floor and approximately 705 square feet to the second floor.** The following structures currently exist on the parcel: a two story single family dwelling, with the first consisting of 1,765 square feet, and the second floor consisting of 763 square feet and an attached garage of approximately 711 square feet, a cabana of approximately 750 square feet, and a carport of approximately 800 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.62 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-036, located at **995 Hot Springs Road** in the Montecito area, First Supervisorial District. (Robin Donaldson and owners, appearing)

**Public Comments:**

Susan Petrovich, representing Susan and Jeff Bridges  
Suzanne Perkins

**MBAR Comments:**

1. A site visit is needed to understand the context and to review the proposed height.
2. At night the proposed glass wall will become a lantern.
3. A bedroom addition is a reasonable request; the issue is whether there will be impacts.
4. View corridor issues, size/bulk/scale, and neighborhood compatibility to be determined at a site visit.

**Project received comments only. No action taken. The project may return for further conceptual review. (Spann absent)**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Zilles moved, seconded by Palladini, and carried by a vote of 6 to 0 (Spann absent) that the meeting be adjourned until 3:00 P.M. on Monday, December 6, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 6:45 P.M.