



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW 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: March 22, 2010  
3:00 P.M.**

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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		

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- 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.
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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 March 8, 2010 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>C-1.</b>	<b>Tea Fire- Stamos</b>		
	<b>09BAR-00000-00139</b>	<b>Two Story New Single Family Residence</b>	<b>209 East Mountain Drive</b>
	09LUP-00000-00425 09VAR-00000-00004	(Nicole Mashore, Planner 884-8068)	Ridgeline: N/A

Request of Benjamin Lucas, architect for the owners, Greg & Dale Stamos, to consider Case No. 09BAR-00000-00139 for **final approval on consent of new single family residence of approximately 2,602 square feet and carport of approximately 432 square feet.** All former structures, including a 1,169 square foot residence and 560 square foot guesthouse were destroyed in the fire. The proposed project will require 200 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at **209 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/14/09, 11/9/09, 11/30/09, 3/8/10)

**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**

<b>1.</b>	<b>10BAR-00000-00017</b>	<b>Montgomery Room Addition</b>	<b>2069 Boundary Drive</b>
	10LUP-00000-00080	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Bob Easton, architect for the owner, Parker Montgomery to consider Case No. 10BAR-00000-00017 for **preliminary/final approval of a room addition of approximately 337 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,240 square feet, and attached guest room of approximately 327 square feet, an attached garage of approximately 430 square feet and a accessory structure of approximately 323 square feet. The proposed project will not require grading. The property is a 1.067 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-013, located at **2069 Boundary Drive** in the Montecito area, First Supervisorial District. (Continued 2/22/10)

### PRELIMINARY APPROVAL

2. 09BAR-00000-00187      Schweitzer New SFD Garage/Guest House      1782 Jelinda Drive  
10CDP-00000-00005      (Kimberley McCarthy, Planner 568-2005)      Ridgeline: N/A

Request of Laurel Perez, agent for the owners, Jeremy Schweitzer, to consider Case No. 09BAR-00000-00187 for **preliminary approval of a new one- story single family dwelling of approximately 4,000 square feet, a basement of approximately 2,500 square feet an attached garage of approximately 850 square feet, a guesthouse of approximately 735 square feet and a cabana of approximately 555 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1815 cubic yards of cut and approximately 1815 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 12/14/09)

### CONCEPTUAL REVIEW

3. 10BAR-00000-00038      Mahmoud-Fuladi Two Story SFD Demo Rebuild      445 Nicholas Lane  
(No Planner Assigned)      Ridgeline: N/A

Request of Barbara Ricketts architect for the owners, Nissrin Mahmoud & Bob Fuladi, to consider Case No. 10BAR-00000-00038 for a **conceptual review of new two story single family dwelling with the first floor being approximately 3,252 square feet, the second floor being approximately 1,952 square feet and an attached garage of approximately 756 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 2,050 cubic yards of cut and approximately 660 cubic yards of fill. The property is a .92acre 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.

4. 10BAR-00000-00036      Luck Lucky Trust SFD Addition & Loggia      566 Picacho Lane  
(No Planner Assigned)      Ridgeline: N/A

Request of Susette Naylor architect for the owner, Luck Lucky Trust, to consider Case No. 10BAR-00000-00036 for a **conceptual review 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.

5. 10BAR-00000-00043      Murphy SFD Addition      2150 Ten Acre Road  
10LUP-00000-00089      (Kimberley McCarthy, Planner, 568-2005)      Ridgeline: N/A

Request of Tai Yeh , architect for the owner, George Murphy, to consider Case No. 10BAR-00000-00043 for a **conceptual review/preliminary approval of a bedroom addition to an existing single family dwelling of approximately 360 square feet.** The following structures currently exist on the parcel: a 2,746 square foot single family dwelling with an attached garage of approximately 480 square feet. The proposed project will require not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-017, located at **2150 Ten Acre Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Nicole Mashore, Planner

DATE: March 22, 2010

RE: 09BAR-00000-00139, 09LUP-00000-00425, 09VAR-00000-00004  
Stamos Tea Fire Rebuild and Variance  
209 East Mountain Drive, APN: 013-050-022

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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.

This project may proceed for:

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

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

The proposed project is for a new single family residence of approximately 2,602 square feet and carport of approximately 432 square feet. All former structures, including a 1,169 square foot residence and 560 square foot guesthouse were destroyed in the fire. The proposed project will require 200 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at 209 East Mountain Drive 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 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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks 

DATE: March 12, 2010

RE: 10BAR-00000-00017, Montgomery Addition, 10LUP-00000-00080, 2069f  
Boundary Drive, APN 007-480-013

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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:**

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**PROJECT DESCRIPTION:**

**The proposed project is for a Land Use Permit to allow a single story bedroom addition of 307 sq. ft. (net) to the existing single family dwelling, and construction of a new 4 ft. garden wall. The height of the proposed addition shall be approximately 22 ft. No grading or tree removal is proposed. The proposed residence will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. Access to the site will continue to be taken from Boundary Drive. The property is a 0.70-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-013, located at 2069 Boundary Drive in the Montecito Planning 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 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)  
Sharon Foster  
Applicant/Agent  
Montecito Association

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: March 3, 2010

RE: 09BAR-00000-00187/10CDP-00000-00005, 1782 Jelinda Drive – Schweitzer  
New SFD, Guest House, Pool & Pool Cabana

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Preliminary review indicates that the project complies with the all zoning requirements for the zone district and is compatible with the requirements of the Article II Zoning Ordinance 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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a one-story single family dwelling with a net square footage of 4,000 square feet living area and an attached garage approximately 850 square feet (net) in size. An accessory structure (playroom with half bathroom) approximately 295 square feet (net) in size and mechanical/storage area approximately 2,163 square feet (net) in size will be located below the single family dwelling residence.

**There will be no interior access between the residence and the accessory area. The maximum height of the residence will be approximately 27.5 feet. The project includes the construction of a guest house approximately 735 square feet (net) in size, 16 feet in height, a pool and a pool cabana approximately 555 square feet (net) in size, 16 feet in height. The project requires approximately 1,300 cubic yards of cut and 1,300 cubic yards of fill to prepare the site. No native vegetation or specimen trees will be removed. The parcel will be served by the Montecito Water and Sanitary districts. Access to the site will be taken off Jelinda 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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

xc: 10CDP-00000-00005  
David Villalobos  
Laurel Perez, laurel@sepps.com  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Kimberley McCarthy

DATE: March 9, 2010

RE: 10BAR-00000-00043/10LUP-00000-00089, 2150 Ten Acre Road, Murphy SFD  
Addition

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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:

<b>x</b>	<b>CONCEPTUAL/PRELIMINARY</b>
	<b>PRELIMINARY/FINAL</b>
	<b>FINAL</b>
	<b>REVISED FINAL</b>

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** The one acre parcel has a recommended Floor Area Ratio (FAR) of 4,300 square feet. The proposed residential addition will increase the square foot of the dwelling to approximately 3,106 square feet (net). The residence will remain below the recommended FAR by approximately 1,194 square feet.

**The project has been reviewed and approved by the Birnamwood Design Review committee.**

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**PROJECT DESCRIPTION:**

**The proposed project is for an addition of approximately 360 square feet (net) to the eastern portion of the existing dwelling. The addition will create a new bedroom and bathroom with a connecting hallway. The project will not require any grading or the removal of any native vegetation. The residence will continue to be served by the Montecito Water and Sanitary districts. Access to the site will remain via an existing driveway off Ten Acre Road.**

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.**

xc: 10LUP-00000-00089  
David Villalobos  
Tai Yeh, [taiyeh@aol.com](mailto:taiyeh@aol.com)  
Montecito Association