



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 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 Eichleberger		

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 Eichleberger	
Sharon Foster	- MBAR Secretary
Julie Harris	- Planner III

### COMMITTEE MEMBERS ABSENT:

Marsha Zilles  
Alice McCurdy

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 20

### ADMINISTRATIVE AGENDA:

**I. PUBLIC COMMENTS:** None

**II. AGENDA STATUS REPORT:** There were no changes to the agenda.

**III. MINUTES:** Michaels moved, seconded by Maphis and carried by a vote of 6 to 0 (Zilles absent) to approve the Minutes of March 8, 2010 with a revision.

### Tea Fire- Stamos

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

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)

**ACTION: Michaelson moved, seconded by Maphis and carried by a vote of 6-0 (Zilles absent) to grant final approval on consent of 09BAR-00000-00139 with the following conditions**

**MBAR Conditions:**

- 1. Remove eave lights on rear elevation.**
- 2. Use low level, low wattage (15-20 Watts) path lights (3 or 4) on rear.**
- 3. Change notation on exterior lights from 150W to 40W max on exterior north, south and west elevations, "Arcadian P5643".**
- 4. Submit accurate handrail detail on south wall consistent with the design of the model.**

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:** Discussed the new format for the minutes. Will continue to review quarterly to assess how the new format is working. Marsha Zilles will be absent from today's meeting.

**VI. STAFF UPDATE: None**

**STANDARD AGENDA:**

- |                             |                                 |                            |
|-----------------------------|---------------------------------|----------------------------|
| <b>1. 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)

**ACTION: Maphis moved, seconded by Nulty and carried by a vote of 6-0 (Zilles absent) to grant preliminary/ final approval of 10BAR-00000-00017.**

- |                             |  |                           |
|-----------------------------|--|---------------------------|
| <b>2. 09BAR-00000-00187</b> | <b>Schweitzer New SFD Garage/Guest House</b> | <b>1782 Jelinda Drive</b> |
| 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)

**MBAR Comments**

1. Entry roof pitch is different than main roof pitch and is distracting. Prefer to see the same (parallel).
2. Roof deck railing needs detail work, perhaps a tile band along the base of balcony edge.
3. Relationship between the three roof decks doesn't work; it's jumbled.
4. Disparate composition of the sloping roofs with the flat elements of the decks.
5. Chimney needs more study.
6. Concerned whether pool equipment enclosure may cause issues with neighbor, urge caution and consider changes.
7. Landscape is fine but urges a drought-tolerant hedge material.
8. One member not support of project as plans really haven't changed from previous.

**ACTION:** Eichelberger moved, seconded by Palladini and carried by a vote of 3-1-2 (Zilles absent, Nulty & Maphis abstained, Michaelson opposed) to grant preliminary approval of 09BAR-00000-00187.

**Conditions on the Preliminary approval:**

1. Restudy the location of pool equipment away from the south property line.
2. Restudy hedge screening materials to include drought-tolerant plant materials.
3. Restudy all doors and windows – consider eliminating all transom windows.
4. Restudy front entry roof slope to resolve visual clash between main roof at four in 12 and entry at six in twelve.
5. Restudy the two roof decks and landing detail at guard rail.
6. Stonework should be detailed in more traditional manner, show the proposed stonework detailing on the elevations.
7. Restudy chimney caps to meet CA Uniform Building Code and more traditional detailing.
8. Provide lighting plan and cut sheets.
9. Provide all materials, colors and call outs/specifications on plans (elevations) and color board.
10. West Elevation – restudy wrought iron railing detail at main loggia.
11. North Elevation – restudy the door opening at rotunda/round room; consider column or wider piece of wood between doors.
12. East Elevation – restudy all windows to be more vertical than horizontal, similar to rest of the design.
13. Cabana – restudy windows to read more vertical.
14. Cabana – add exposed rafter tails, roof eaves to be consistent on both sides of gable.
15. Guest house – restudy windows to read more vertical.
16. Guest house – it's odd that the trellis meets at the roof not the wall, consider raising wall plate to allow trellis to meet the wall.

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



**MBAR Comments:**

- 1. Like the project and the approach.**
- 2. Return with lighting plan and cut sheets.**

<b>5. 10BAR-00000-00043</b>	<b>Murphy SFD Addition</b>	<b>2150 Ten Acre Road</b>
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.

**The project received comments only (Zilles absent). Project may return for preliminary/final approval on consent with the approval of the planner.**

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Eichelberger moved, seconded by Maphis, and carried by a vote of 6 to 0 (Zilles absent) that the meeting be adjourned until 3:00 P.M. on Monday, April 5, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:46 P.M.