



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

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

**Meeting Date: December 6, 2010**

**3:00 P.M.**

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		

- 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.

**1:30- Site Visits: Item # 3 - 10BAR-00000-00143, Booth New SFD and Garage, 1795 Fernald Point Lane**  
**Item # 4 - 10BAR-00000-00038, Mahmoud-Fuladi Two Story SFD Demo Rebuild 445**  
**Nicholas Lane**

### 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 November 22, 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.**

**Wolf Demo**

C-1. **10BAR-00000-00107** **New SFD /Garage /ARSU** **337 Hot Springs Road**  
10LUP-00000-00310 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **final approval on consent 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, 11/22/10)

**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**

1. **10BAR-00000-00134** **Hot Springs LLC Addition** **281 Hot Springs Road**  
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 **final 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, 11/22/10)

2. **10BAR-00000-00176** **Askari Revised Final** **1084 Golf Road**  
10RVP-00000-00103 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Braden Sterling, architect for the owner, Tannaz Askari, to consider Case No. 10BAR-00000-00176 for **Revised Final Approval of a garage remodel including demolition of approximately 300 square feet of the existing garage and construction of an attached covered trellis of approximately 350 square feet, and landscape/hardscape changes.** The following structures currently exist on the parcel: Dwelling of 7, 349 square feet, garage of 1,093 square feet, garage of 249 square feet, cabana of 648 square feet, and guesthouse of 800 square feet. The proposed project will require less than 50 cubic yards of grading. 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, First Supervisorial District.

### CONCEPTUAL REVIEW

3. **10BAR-00000-00143** **Booth New** **Single Family Dwelling & Garage** **1795 Fernald Point Lane**  
(No Planner Assigned) Ridgeline: N/A

Request of Nueman Mendro Andrulitus, architect for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **further conceptual review of a new two story single family dwelling with the first floor being approximately 1,820 square feet and the second floor being approximately 857 square feet and a detached garage of approximately 483 square feet. The house has been moved back towards the north by 7 square feet and the height of the perimeter wall was reduced to 6 feet.** No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a .27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 10/8/10)

4. **10BAR-00000-00038** **Mahmoud-Fuladi Two Story SFD Demo Rebuild** **445 Nicholas Lane**  
10LUP-00000-00458 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Barbara Ricketts architect for the owners, Nissrin Mahmoud & Bob Fuladi, to consider Case No. 10BAR-00000-00038 for a **further conceptual review of new two story single family dwelling with the first floor being approximately 1,771 square feet, the second floor being approximately 1,664 square feet and an attached garage of approximately 690 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 1,040 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 1.01 acre 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. (Continued from 3/22/10)

5. **10BAR-00000-00174** **Von Summer/Moller Trust** **SFD Addition and Pool Cabana** **280 Las Entradas**  
10CDP-00000-00093 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A


Request of Jennifer Foster, agent/architect for the owners, Betsy Von Summer & John Moller, to consider Case No. 10BAR-00000-00174 for **conceptual review of an addition to the existing single family dwelling of approximately 1,185 square feet, conversion of an existing garage to storage area of approximately 579 square feet and exercise room of approximately 503 square feet, new 3-car garage of approximately 824 square feet, addition of approximately 512 square feet to existing**



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: December 1, 2010

RE: 10BAR-00000-00107, Wolf Demo/New SFD & RSU, 337 Hot Springs Rd.,  
10LUP-00000-00310, 337 Hot Springs Rd., APN 009-070-039

---

Preliminary review indicates that the project complies with the all requirements of the \_\_\_ 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 ON CONSENT</b>  |
| <input type="checkbox"/>            | <b>REVISED FINAL</b>     |

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- **Landscape plan**
  - **Lighting plan**
-

**PROJECT DESCRIPTION:**

**The proposed project is for demolition of the existing dwelling and pool and the construction of a new two story single family dwelling of 4,382 square feet, basement of 1,880 square feet, attached garage of 515 square feet, attached garage of 253 square feet, detached garden storage structure of 274 square feet, and two detached garages of 675 square feet. The project also includes an Attached Residential Second Unit of 1000 square feet and construction of a new driveway, and swimming pool. Removal of one Coast Live Oak, one Monterey pine, two Magnolia and several Pittosporum trees is proposed, with mitigation plantings of 9 Oak trees. Grading of 150 cu. yards cut/150 cu. yards fill is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 1.02- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-070-039, located at 337 Hot Springs Road in the Montecito Planning area, First 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

G:\GROUP\PERMITTING\Case Files\LUP\10 Cases\10LUP-00000-00310 Wolf\MBAR Memo 10BAR-00000-00107 Final.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: December 1, 2010

RE: 10BAR-00000-00134, 281 Hot Springs LLC Addition/Garage, 10LUP-00000-00430, 281 Hot Springs Rd, APN 009-070-008

---

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.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- Landscape and lighting
-

**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow a single story addition of approximately 657 square feet to the existing single family dwelling consisting of a kitchen addition of 104 square feet, mud room addition of 157 square feet, and validation of the previous conversion of the existing garage to family room of 396 square feet. Also proposed is a re-roof of a portion of the eastern (single story) wing, interior remodel, construction of a detached three-car garage with gym above of approximately 686 square feet and a height of 19 feet , and reconfiguration of the existing service driveway to create a new primary driveway to access the existing motor court and proposed detached garage. Less than 50 cubic yards of grading is proposed. No trees are proposed for removal. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Hot Springs Road. The property is a 1.02-acre parcel zoned 2-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.**

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

G:\GROUP\PERMITTING\Case Files\LUP\10 Cases\10LUP-00000-00430 281 Hot Springs Properties\MBAR  
Memo 10BAR-00000-00134 Final.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks, Planner *BB*

DATE: November 30, 2010

RE: 10BAR-00000-00176, Askari Revision, 10RVP-00000-00103, 1084 Golf Road,  
APN 009-091-011

---

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.

---

PLEASE SPECIFICALLY COMMENT ON: N/A

---

**PROJECT DESCRIPTION:**

This revision would allow for demolition of approximately 299 sq. ft. of the existing 1,093 sq. ft. detached garage to create a new garage of 794 sq. ft., construction of a new covered walkway/pergola of 369 sq. ft. to connect the detached garage to the existing dwelling, and landscape/hardscape changes including new driveway paving, driveway turnout at guesthouse, guesthouse patio changes and a reduction in lawn area.

**Original Project Description for 08LUP-00000-00311: 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 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)  
Sharon Foster  
Applicant/Agent