



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED 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: January 4, 2010  
3:00 P.M.**

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**Revision: The addition of the election of Chair and Vice Chair has been added**

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|--------------------|---------------|------------------------------|
| Marsha Zilles      | Anthony Spann | - <b>Chair</b>               |
| Michele Michaelson | Don Nulty     | - <b>Vice Chair</b>          |
| Raymond Ketzel     | Sharon Foster | - <b>MBAR Secretary</b>      |
| Sam Maphis         | Alice McCurdy | - <b>Supervising Planner</b> |
| Peter Edwards      |               |                              |

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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 December 14, 2009 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**
- VI. ELECTION OF CHAIR AND VICE CHAIR**

**STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.**

- | <b>King Single Family</b>  |  |  |
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| <b>1. 09BAR-00000-00141</b><br>09LUP-00000-00361   | <b>Dwelling Addition &amp; Garage</b><br>(Brian Banks, Planner 568-3559)   | <b>2200 Sycamore Canyon Road</b><br>Ridgeline: N/A |
| <p>Request of Terry Lynn, agent for the owners, Thadius &amp; Terri King, to consider Case No. 09BAR-00000-00141 for <b>preliminary/final approval of a second floor addition to the existing single family dwelling of approximately 810 square feet and conversion of the permitted carport into a garage.</b> The following structures currently exist on the parcel: a single family residence of approximately 2,836 square feet, a carport of approximately 690 square feet and a garage of approximately 400 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at <b>2200 Sycamore</b> in the Montecito area, First Supervisorial District. (Continued from 9/28/09, 11/30/09)</p> |  |  |
| <b>2. 09BAR-00000-00209</b><br>09LUP-000000-00531  | <b>Bishop Addition and New Workshop</b><br>(Brian Banks, Planner 568-3559) | <b>312 Avila Way</b><br>Ridgeline: N/A             |
| <p>Request of Sophie Calvin, agent for the owner, Jill Bishop, to consider Case No. 09BAR-00000-00209 for <b>conceptual review/preliminary approval of a kitchen addition of approximately 315 square feet and a workshop of approximately 364 square feet.</b> The following structures currently exist on the parcel: a single family residence of approximately 2,431 square feet with an garage of approximately 532 square feet. The proposed project will not require grading. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-032, located at <b>312 Avila Way</b> in the Montecito area, First Supervisorial District.</p>   |  |  |
| <b>3. 09BAR-00000-00198</b><br>09LUP-00000-00510   | <b>Newman Addition</b><br>(Kimberley McCarthy, Planner 568-2005)           | <b>758 Via Manana</b><br>Ridgeline: N/A            |
| <p>Request of Ginger Anderson, agent for the owner, Jeffery Creighton Newman Jr., to consider Case No. 09BAR-00000-00198 for <b>conceptual review/preliminary approval of a addition of an enclosed hallway to connect an existing accessory structure of approximately 288 square feet to an existing single family residence, attaching the residence to the upper level of an existing detached accessory</b></p>   |  |  |

**structure creating an attached residential second unit.** The following structures currently exist on the parcel: a single family dwelling of approximately 3803 square feet with an attached garage of approximately 626 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-013, located at **758 Via Manana** in the Montecito area, First Supervisorial District.

**4. 09BAR-00000-00206** **Barone Cabana Addition** **969 Brooktree Road**  
09LUP-00000-00527 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Justin Van Mullem, architect for the owners, Charles Barone, to consider Case No. 09BAR-00000-00206 for **conceptual review 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.

**5. 09BAR-00000-00202** **Coleman New Single Family Dwelling** **869 San Ysidro Lane**  
& Detached Garage  
(No Planner Assigned) Ridgeline: N/A

Request of Syndi Souter, agent for the owners, Tom & Polly Coleman, to consider Case No. 09BAR-00000-00202 for **conceptual review a new single family residence of approximately 9,247(gross) 6,586 (net) square feet, with an detached garage of approximately 742 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1664 cubic yards of cut and approximately 199 cubic yards of fill. The property is a 2.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-055, located at **869 San Ysidro** in the Montecito area, First Supervisorial District.


**6. 09BAR-00000-00204** **Briggs New 3 Car Garage** **1411 School House Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Hekar Rivera, agent for the owner, Matthew L. Briggs, to consider Case No. 09BAR-00000-000204 for **conceptual review of a new detached 3 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,902 square feet, an accessory structure of approximately 800 square feet and a shed of approximately 216 square feet. The proposed project will require approximately 4 cubic yards of cut and approximately 7 cubic yards of fill or will not require grading. The property is a 1.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-029, located at **1411 School House 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: Brian Banks 

DATE: December 30, 2009

RE: 09BAR-00000-00141, King Second Story Addition/Garage, 09LUP-00000-00361, 2200 Sycamore Canyon Rd, APN 013-180-001

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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:

|                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | <b>CONCEPTUAL</b>        |
| <input checked="" 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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**NOTE:**

- 1) **There is a current building violation case in process for the unpermitted construction in progress consisting of the conversion of the permitted carport into a garage and the second story element above the garage. The applicant proposes an addition to the SFD above the garage connected to the SFD with a hallway to abate this violation.**
- 2) **Based upon a recent survey, it has been determined that portions of the proposed addition will encroach into the required rear yard setback. The applicant proposes to utilize a variable rear yard setback as allowed under the variable rear yard setback**

provision (Sec. 35.430.150C.3.d) of the Montecito LUDC. The proposed encroachment is no closer than 15 ft. to the rear property line and is compensated by an offsetting area of the same size ("no-build" area).

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow an 810 sq. ft. second story addition to the existing single family dwelling consisting of a new den and conversion of the permitted carport into a three car garage of 690 sq. ft. The height of the proposed addition shall be 21 ft. No grading is proposed. No tree or native vegetation 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 Sycamore Canyon Road. The property is a 0.79-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at 2200 Sycamore Canyon Road 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

DATE: December 18, 2009

RE: 09BAR-00000-00198/09LUP-00000-00510, Newman 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:

|                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <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 an addition of approximately 288 square feet to the existing single family dwelling. The addition will connect the residence to the upper level of the adjacent detached accessory structure. Although not subject to the Montecito Board of Architectural Review, the project includes the creation of a residential second unit on the first floor of the previously detached accessory structure. The height of the residential addition will reflect the roofline of the existing structure. The project will not require any grading or the removal of

**any native vegetation or trees. The site will continue to be accessed through an existing driveway off Via Manana. The project will continue to be served by the Montecito Water and Sanitary districts.**


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: Case File, 09LUP-00000-0-0510  
David Villalobos  
Montecito Association  
Ginger Anderson, Penfield & Smith ([gca@penfieldsmith.com](mailto:gca@penfieldsmith.com))

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: December 29, 2009

RE: 09BAR-00000-00209, Bishop Addition/Workshop, 09LUP-00000-00531, 312  
Avila Way, APN 007-280-032

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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:

- CONCEPTUAL/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 single story kitchen addition of approximately 315 square feet (net), interior remodel, and a new detached workshop of approximately 364 square feet (net) approximately 14 feet in height. The overall height of the dwelling will remain the same at approximately 16 feet. The project will not require grading and no tree or native vegetation removal is proposed. The residence will continue to be served by the Montecito Water District, Montecito Fire District and Montecito Sanitary District. Access to the site will continue to be taken from Avila Way. The property is a 0.78-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-032, located at 312 Avila Way 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)  
David Villalobos  
Applicant/Agent  
Montecito Association

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