



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: January 24, 2011
3:00 P.M.**

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	- Chair
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner

- 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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- **Site Visit: 1:00**
 - **View Story Poles for Item No. 8 - Montecito Partners Trust- 670 Hot Springs Road.**
 - **Arrangements have been made for a shuttle to pick up persons wishing to attend the site visit. The location for the shuttle pick-up is the southeast corner of the Chevron station along Coast Village Circle. The shuttle pick-up time is 1:00 p.m. If you wish to attend the site visit, please be prompt as the MBAR members will be on a tight schedule. Thank you.**
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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 January 10, 2011 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. 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.

	Hannaford Single Family	
11BAR-00000-00002	Dwelling Revision	970 Lilac Drive
11RVP-00000-00001	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Chris Keller, architect for the owners, Jule & Elizabeth Hannford, to consider Case No. 11BAR-00000-00002 for **revised final approval of an approved project. The revision is to the window layout of the Master Bath, deletion of 2 partial height walls and deletion of an outdoor shower.** The following structures are currently being built on the parcel: a two story single family residence, with the first floor being approximately 2,750 square feet, the first floor being approximately 850 square feet an attached garage of approximately 473 square feet and a guest house of approximately 398 square feet. The proposed project will require approximately 25 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District.

2.

	Westmont College/Addition	
09BAR-00000-00047	to the President's Residence	955 La Paz Road
09LUP-00000-00308	(Alex Tuttle, Planner 884-6844)	Ridgeline: N/A

Request of Blackbird Architects, architect for the owners, Westmont College, to consider Case No. 09BAR-00000-00047 for **preliminary/final approval of an addition to the President's residence of 483 square feet for an attached guest suite.** The following structures currently exist on the parcel: The main residence consists of approximately 2,931 square feet and a detached garage of approximately 472 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 8.49 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-060-006, located at **955 La Paz Road** in the Montecito area, First Supervisorial District.
(Continued from 4/6/09)

3. **10BAR-00000-00198 Harper Addition & Remodel 1143 Hill Road**
11CDP-00000-00001 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Bob & Debbie Harper, to consider Case No. 10BAR-00000-00198 for **preliminary/final approval of an addition to the existing single family residence of approximately 370 square feet, approximately 181 square feet of remodel and accessory structure of approximately 136 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,494 square feet, an attached garage of approximately 363 square feet. The proposed project will not require grading. The property is a .26 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-003, located at **1143 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 1/10/11)

CONCEPTUAL REVIEW

4. **10BAR-00000-00126 Tea Fire - Von Wiesenberger New Two Story Single Family Dwelling 260 East Mountain Drive**
10LUP-00000-00351 (Tea Fire Case Manager, Petra Leyva 568-2071) Ridgeline: Yes

Request of Penn Estes, agent for the owner, Arthur Von Wiesenberger, to consider Case No. 10BAR-00000-00126 for **further conceptual review of a new two story single family dwelling, with the first floor being of approximately 935 square feet, the second story consisting of 910 square feet and an attached garage/storage area of approximately 370 square feet.** Nothing currently exists on the parcel. The proposed project will require less than 50 feet of cut & fill. The property is a 2.47 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at **260 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/23/10, 1/10/11)

5. **10BAR-00000-00195 Pudzer Single Family Addition and Cabana/Spa Relocation 590 Meadow Wood Lane**
10LUP-00000-00481 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Harrison Design Associates, architects for the owners, Pudzer Family Trust, to consider Case No. 10BAR-00000-00195 for **conceptual review, preliminary/final approval of an addition of approximately 677 square feet to the existing single family dwelling, an addition of approximately 70 square feet to the existing garage and a new covered terrace of approximately 261 square feet.** The following structures currently exist on the parcel: a 1,287 square foot single family dwelling, a 1,035 square foot attached garage, a cabana of approximately 742 square feet and pool equipment/storage of approximately 133 square feet. The proposed project will not require grading. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-081, located at **590 Meadow Wood Lane** in the Montecito area, First Supervisorial District.

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

6. **10BAR-00000-00032 K-Corp/Carter New Single Family Dwelling 1140 High Road**
10CDP-00000-00069 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Kyle Carter, owner, to consider Case No. 10BAR-00000-00032 for **further conceptual review of a new two-story single family residence with the first floor being approximately 2,952 square feet, the second floor being approximately 302 square feet and an attached garage of approximately 785 square feet. The project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new 5'3" tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall with historic merit, which will remain in place. The

proposed project will require approximately 216 cubic yards of cut and 210 cubic yards of fill. The property is a 0.95-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Continued from 2/16/10 6/21/10, 10/11/10, 10/25/10)

7. **10BAR-00000-00208** **Sheldon New Two Story Single Family Dwelling & Garage Remodel** **1530 Miramar Beach Drive**
(No Planner Assigned) Ridgeline: N/A

Request of AB Design Studio, architect for the owners, Michael & Nancy Sheldon, to consider Case No. 10BAR-00000-00208 for **conceptual review of a new two story single family dwelling with the first floor being approximately 1,622 square feet, the second story being approximately 1604 square feet and a remodel of an existing detached garage of approximately 413 square feet and new deck areas of approximately 1,362 square feet total.** The following structures currently exist on the parcel: a two story single family home of approximately 1,178 total square feet, to be demolished, and a detached garage of approximately 413 square feet to remain and be remodeled. The proposed project will require approximately 265 cubic yards of cut and approximately 11 cubic yards of fill or will not require grading. The property is a .10 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-018, located at **1530 Miramar Beach Drive** in the Montecito area, First Supervisorial District.

8. **10BAR-00000-00157** **670 Hot Springs Road Trust, LLC Addition** **670 Hot Springs Road**
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 **further conceptual review of an addition to an existing single family residence of approximately 6,345 square feet (including 1st floor addition of approximately 3,459 square feet and 2nd floor addition of approximately 3,787 square feet), conversion of an existing crawl space and mechanical space of approximately 2,753 square feet into living area, basement addition of approximately 2,221 square feet (including approximately 792 square feet of living space and approximately 1,429 of mechanical space), construction of a new 792 square foot tea house/studio, construction of a new detached garage of approximately 552 square feet, and two new detached garages of approximately 672 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 872 cubic yards of cut and approximately 66 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 11/22/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: January 19, 2011

RE: 11BAR-00000-00002, Hannaford Window Revision, 11RVP-00000-00001, 970 Lilac Dr., APN 007-110-039

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

Proposed revision: Change to window layout of master bedroom and master bathroom. Also, the elimination of the outdoor shower off the master bath and replacing the door with a high window.

Original:

The proposed project is for a Land Use Permit to allow demolition of the existing 1,788 sq. ft. one-story single family dwelling and construction of a new 3,600 (net) sq. ft. two-story single family dwelling with 250 (net) sq. ft. attached garage, new swimming pool, spa, patio area and a new septic tank. Also proposed is the remodel of the existing guesthouse and detached garage with no changes to the size or height of the structures. The proposed new dwelling will be approx. 29 ft. in height. Eighteen non-native trees are proposed for removal. No oak tree or native vegetation removal is proposed. Invasive vegetation within the Environmentally Sensitive Habitat is proposed to be removed and replaced with drought-tolerant native vegetation. Grading of approx. 9 cu. yards cut and 37 cu. yards fill is proposed. The proposed residence will continue to be served by the Montecito Water District, Montecito Fire District and a private septic system. Access to the site will continue to be taken from Lilac Drive. The property is a 1.03-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at 970 Lilac 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: Anne Almy

FROM: Alex Tuttle

DATE: January 19, 2011

RE: Westmont College SFD Addition, 09BAR-00000-00047, 09LUP-00000-00308,
955 La Paz Road, APN 013-060-006

Preliminary review indicates that the project complies with the all requirements of the 1-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"/> | PRELIMINARY |
| <input checked="" type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Crawl space and rock retaining walls
 - Exterior lighting
-

PROJECT DESCRIPTION:

The proposed project is for a 483-square foot attached guest suite with a wetbar, bathroom, and partially exposed crawlspace. The project would require less than 50 cubic yards of cut and approximately 20 cubic yards of fill. One citrus tree would be removed. No other tree removal is required. The existing hardscape patio in between the main residence and guest suite would be repaired/replaced as needed. An existing path in the location of the proposed guest suite would be reconstructed with like material (sandstone flagstone) to go adjacent to the guest suite, which would be on a raised foundation in order to be at the same grade as the existing main residence. Two small sections of retaining walls would be constructed north of the guest suite adjacent to the pathway at a height of approximately 4' and 2', respectively. The peak height of the guest suite would be 13 feet 6 inches over the existing patio grade.

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
Adam Sharkey, Blackbird Architects, 235 Palm Avenue, Santa Barbara, CA 93101
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: January 12, 2011

RE: 10BAR-00000-00198, Harper Addition/Accessory Structure, 11CDP-00000-00001, 1143 Hill Rd., APN 009-352-003

Preliminary review indicates that the project complies with the all zoning requirements for the 1-E-1 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed dwelling is 586 sq. ft. (24%) below recommended FAR of 2,450 sq. ft.

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow a single story addition of approximately 384 square feet to the existing single family dwelling and construction of a detached accessory structure (garden workshop/storage structure) of approximately 160 square feet in size. The height of the proposed addition shall be 13 feet, 2 inches and the height of the accessory structure shall be 10 feet, 4 inches. No grading or tree removal 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 0.26- acre parcel zoned 1-E-1 and shown as assessor parcel number 009-352-003, located at 1143 Hill 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 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.**

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: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: January 24, 2011

RE: Puzder SFD, 590 Meadow Wood Lane
10BAR-00000-00195; 10LUP-00000-00481

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 / FINAL

APPROVAL by your board.

PLANNER COMMENTS:

The proposed project is minor in nature and is consistent with map conditions & ordinance requirements.

PROJECT DESCRIPTION:

Land Use Permit for an addition of 677 sq. ft. to a recently approved 1,398 sq. ft. SFD, a 70 sq. ft. addition to the recently approved 1,130 sq. ft. attached garage, and the new construction of a 261 sq. ft. covered terrace, relocation of spa and new ½ bathroom facility in pool storage structure. Additional grading would be less than 50 cubic yards. The property is a 2.0-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-081, located at 590 Meadow Wood Lane 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