



# 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: January 25, 2010  
3:00 P.M.**

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Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketznel	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 January 4, 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.**

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|------|--|--|--|
| C-1. | <b>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 |
|------|--|--|--|

Request of Sophie Calvin, agent for the owner, Jill Bishop, to consider Case No. 09BAR-00000-00209 for **final approval on consent of a kitchen addition of approximately 315 square feet and a workshop of approximately 364 square feet.** 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 **312 Avila Way** in the Montecito area, First Supervisorial District. (Continued from 1/4/10)

- |      |   |  |   |
|------|---|--|---|
| C-2. | <b>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 |
|------|---|--|---|

Request of Ginger Anderson, agent for the owner, Jeffery Creighton Newman Jr., to consider Case No. 09BAR-00000-00198 for **final approval on consent 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 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. (Continued from 1/4/10)

**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. | <b>05BAR-00000-00276</b><br>06VAR-00000-00002<br>05CDH-00000-00045 | <b>Coleman Single Family Dwelling Remodel and Addition</b><br>(Errin Briggs, Planner 568-2047) | <b>1554 Miramar Beach Road</b><br>Ridgeline: N/A |
|----|--|--|--|

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **final approval of a residential demolition/rebuild (1,700 square feet) with a third floor addition of approximately 456 square feet for a new residence of 2,156 total**

square feet. The proposed project will include variances of the front yard and both side yard setbacks. The front yard setback would be reduced to zero feet. The easterly side yard setback would be four feet and the westerly side yard setback would be three feet. The following residential structure currently exists on the parcel: a beach cottage/residence of approximately 1,700 square feet (net). The proposed project will require approximately 80 cubic yards of cut and approximately 80 cubic yards of fill over an estimated land area of 500 square feet. The property is an approximately 6,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-034, located at **1554 Miramar Beach Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/05, 12/05/05, 9/11/06, and 10/17/06)

### PRELIMINARY APPROVAL

2. **09BAR-00000-00204** **Briggs New 3 Car Garage** **1411 School House Road**  
09LUP-00000-00541 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Hekar Rivera, agent for the owner, Matthew L. Briggs, to consider Case No. 09BAR-00000-000204 for **preliminary/final approval 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. 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. (Continued from 1/4/10)

### CONCEPTUAL REVIEW

3. **10BAR-00000-00003** **Baroni/Owens New Artist Studio** **974 Park Lane**  
10LUP-00000-00012 **Cabana, Pool and Spa**  
(Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Harrison Design Associates architect for the owners, Marco Baroni & Chelsea Owens, to consider Case No. 10BAR-00000-00003 for **conceptual review/preliminary approval of a new artist studio of approximately 684 square feet and a cabana of approximately 711 square feet**. The following structures currently exist on the parcel: a two story single family dwelling of approximately 2,008 square feet, an attached garage of approximately 480 square feet and a potting shed of approximately 146 square feet. The proposed project will require approximately 400 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-030, located at **974 Park Lane** in the Montecito area, First Supervisorial District.

4. **09BAR-00000-00210** **Hosmer Adobe Additions and New Barn** **461 San Ysidro Road**  
09LUP-00000-00545 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Central Coast Real Estate, LLC, agent for the owners, 461 San Ysidro, LLC, to consider Case No. 09BAR-00000-00210 for **conceptual review of restoration and rehabilitation of the Hosmer Adobe including the following additions: approximately 436 square feet to the adobe residence, approximately 172 square feet to the water tower/lean to structure with reconstruction of the water tank, and approximately 93 square feet to the cottage/guesthouse, and a new barn of approximately 1,896 square feet ground floor, 752 square foot hayloft and 1,896 square foot basement**. The following structures currently exist on the parcel: Hosmer Adobe residence of 1,321 square feet, water tower/lean to structure of 400 square feet and cottage/guesthouse of 197 square feet. The proposed project will require a currently unknown quantity of cut for the barn basement. The property is a 0.81-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-710-019, located at **461 San Ysidro Road** in the Montecito area, First Supervisorial District.

<b>5.</b>	<b>10BAR-00000-00001</b>	<b>Couch Garage Attic Addition</b>	<b>260 Gould Lane</b>
	10CDP-00000-00001	(J.Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of John Watson architect for the owners, Tim and Lisa Couch, to consider Case No. 10BAR-00000-00001 for **conceptual review of an addition to an existing detached garage of approximately 376 square feet, including a new second level loft area.** The following structures currently exist on the parcel: a single family residence and existing garage of approximately 6,600 square feet. The proposed project will not require grading. The property is a 1.78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-009, located at **260 Gould Lane** 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:** Errin Briggs, Planner  
568-2047

**DATE:** January 20, 2010

**RE:** Coleman Residential Demolition, Rebuild & Addition, 1554 Miramar Beach Road, Case Nos. 05BAR-00000-00276, 06VAR-00000-00002, & 05CDH-00000-00045

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Review indicates that the project complies with the requirements of the 7-R-1 zone district and is compatible with the Article II Coastal Zoning Ordinance and the policies of the Comprehensive Plan, including the Montecito Community Plan and the Coastal Land Use 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 checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

**APPROVAL** by your board.

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There may be some minor adjustments made to the project to ensure it complies with the California building code. The adjustments would be related to the percentage of building façade openings to total façade area and the extension of overhangs into the setbacks. Staff will elaborate during the MBAR hearing. Such changes are anticipated to be minor in nature and not significantly affect the overall appearance of the building.

**MBAR comments from the preliminary approval hearing on May 5, 2008:**

- Show applicable conditions on plans.
- Applicant may return for final approval.

**ACTION: Maphis moved, seconded by Ketzler, and carried by a vote of 6-1 (Michaelson dissented) to grant preliminary approval of 05BAR-00000-00276.**

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**PROJECT DESCRIPTION:**

As currently proposed, the project is a demolition/rebuild and a 456 square foot (net) addition to an existing 1,700 square foot (net) single-family dwelling for a total of 2,175 square feet.

***Demolition/Rebuild***

The demolition/rebuild would involve replacing and expanding the existing single-family dwelling to include an additional 456 square feet (net) loft area on the third floor for a total of 2,175 square feet (net). Front and side setback variances would be required for the proposed project. The variances would include a zero front setback, a four foot easterly side yard setback and a two (2) feet, 11<sup>3/4</sup> inch westerly side setback. The existing FFE of the structure at approximately 11<sup>3/4</sup> feet above MSL would be raised to 13 feet above MSL. The proposed project also includes approximately 80 cubic yards of cut and 80 cubic yards of fill over an estimated land area of 500 square feet. Access to the site would continue to be provided to/from Eucalyptus Lane by Miramar Beach Road, a private road located within an easement on property owned by Union Pacific Railroad. Parking would continue to occur along Miramar Beach Road. Montecito Water District would continue to provide domestic water. Montecito Sanitary District would continue to provide sewer service. The Montecito Fire District would continue to serve the property. The property is an approximately 6,300 square foot lot zoned 7-R-1 (APN 009-345-034) at 1554 Miramar Beach 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 Coastal Development Permit is subject to my review.**

cc: Case File (to Planner)  
Sharon Foster, Hearing Support

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: January 20, 2010

RE: 09BAR-00000-00204, Briggs Detached Garage, 09LUP-00000-00541, 1411  
School House Rd., APN 009-080-029

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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:**

~~Note:~~ Project revised to reduce size to 676 sq ft. from 800 sq. ft. and grading reduced to 0 cu. Yards cut/fill. Garage location moved to North East to accommodate neighbor's view.

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**PROJECT DESCRIPTION:**

**The proposed project is for a detached garage of approximately 676 sq. ft. in size and approximately 16 ft. in height. No new grading is proposed. 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 School House Road. The property is a 1.06-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 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: Alice McCurdy

FROM: Brian Banks

DATE: January 20, 2010

RE: 10BAR-00000-00003, Baroni Pool/Cabana/Artist Studio/Retaining Walls,  
10LUP-00000-00012, 974 Park Ln., APN 007-070-030

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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/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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## **PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow construction of a 40 ft. by 18 ft. swimming pool & spa, cabana of approximately 711 square feet (net), artist studio of approximately 684 square feet (net), legalization of an existing potting shed of approximately 146 square feet (net), and construction of approximately 240 linear feet of retaining walls that vary in height from 3 ft. to a maximum of 8ft. The project proposes grading of approximately 400 cubic yards of cut/150 cubic yards fill. The project does not propose the removal of any oak trees, specimen trees or native vegetation, but two fruit trees are proposed for removal. 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 Park Lane. The property is a 2.23-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-030, located at 974 Park Lane 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: Alice McCurdy

FROM: Brian Banks 

DATE: January 13, 2010

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**  
 **FINAL on CONSENT**  
 **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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