



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA STORY POLES & SITE VISIT

**Meeting Date: January 30, 2012
2:00 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
Dave Mendro		

- 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 (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

- *Site Visit & Story Poles: 12:00*

No. # 3- 11BAR-00000-00181 O'Reilly Trust Residential Addition & Garage Addition-1954 East Valley Road

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 9, 2012 will be considered.
- IV. ELECTION OF 2012 CHAIR AND VICE CHAIR.**
- V. MONTECITO CONSENT AGENDA**

The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P.M.

C-1. 11BAR-00000-00168 Zahoudanis Addition & Remodel 1390 East Pepper Lane
11LUP-00000-00394 (Brian Banks Planner 568-3559) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, James Zahoudanis, to consider Case No. 11BAR-00000-00168 for **final approval on consent of an addition of approximately 245 square feet connecting the existing single family dwelling and a detached studio creating a single family dwelling totally 1,815 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,140 square feet, a detached studio of approximately 430 square feet and an accessory structure of approximately 800 square feet. The proposed project will not require grading. The property is a .73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-088, located at **1390 East Pepper Lane** in the Montecito area, First Supervisorial District. (Continued from 11/21/11, 1/9/12)

C-2. 08BAR-00000-00041 Southard Storage Shed 1410 Greenworth Place
07CDP-00000-00074 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Nancy Southard, to consider Case No. 08BAR-00000-00041 for **Final approval on consent of detached accessory structure (gym & storage) of approximately 500 square feet, removal of an unpermitted two-story storage structure in northeast corner of lot, and interior work to existing artist studio to remove unpermitted kitchen and living amenities.** The following structures currently exist on the parcel: residence of approximately 3,044 square feet, an artist studio of approximately 800 square feet and storage shed of approximately 5000 square feet. The proposed project will not require grading or fill. The property is a 1-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-109-005, located at **1410 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/7/08, 7/11/11, 1/9/12)

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 2:00 P. M.

FINAL APPROVAL

1. **11BAR-00000-00192** **Prairie/Hockberg Demo,** **807 Park Hill Lane**
11LUP-00000-00458 **New Single Family Dwelling and Cabana**
(Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Patti Prairie & Alan Hockberg, to consider Case No. 11BAR-00000-00192 for **final approval of a new two story single family residence with the first floor being approximately 2,333 square feet, the second floor being approximately 1,062 square feet, an attached garage of approximately 576 square feet, a covered porch of approximately 413 square feet and a trellis of approximately 238 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,480 square feet and a garage of approximately 390 square feet (all to be demolished). The proposed project will not require grading. The property is a 1.67 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-050-011, located at **807 Park Hill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/12/11, 1/9/12)

PRELIMINARY APPROVAL

2. **11BAR-00000-00194** **Sears Remodel & Addition** **3106 Eucalyptus**
11LUP-00000-00466 (Kimberley McCarthy Planner, 568-2002) Ridgeline: N/A

Request of Valerie Frosher, architect for the owners, Brooke & Woody Sears, to consider Case No. 11BAR-00000-00194 for **preliminary/final approval of an addition to the single family dwelling of approximately 643 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,623 square feet, (approximately 16 square feet will be demolished) a detached garage of approximately 595 square feet. The proposed project will require approximately >50 cubic yards of cut and approximately >50 cubic yards of fill or will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-039, located at **3106 Eucalyptus Hill Road** in the Montecito area, First Supervisorial District. (Continued from 12/12/11)

3. **11BAR-00000-00181** **O'Reilly Trust Residential Addition** **1954 East Valley Road**
& Garage Addition
11LUP-00000-00430 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Kupiec Architects, architect for the owner, Ragan O'Reilly, to consider Case No. 11BAR-00000-00181 for **further conceptual/preliminary approval of a new detached garage of approximately 751 square feet, and a new detached garage with a guest house above the garage of approximately 800 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,812 square feet, the second floor being approximately 1,651 square feet and a basement of approximately 2,843 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a 2.72 acre parcel zoned R-3 and shown as Assessor's Parcel Number 007-130-041, located at **1954 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 12/12/11)

CONCEPTUAL REVIEW

4. **11BAR-00000-00164** **Dunn Demo, New One Story** **155 Santo Tomas**
SFD and Attached Garage
11CDP-00000-00070 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Douglas Beard, architect for the owners, James & Ronda Dunn, to consider Case No. 11BAR-00000-00164 for **further conceptual review of a new single-story single family dwelling of 2,840 net square feet and an attached garage of approximately 553 net square feet.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,627 square feet, an attached garage of approximately 374 square feet, all to be demolished. The proposed project will not require grading. The property is a .35 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-181-007, located at **155 Santo Tomas** in the Montecito area, First Supervisorial District. (Continued from 10/31/11)

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

5. **11BAR-00000-00172** **Hughes Demo, New Single Family** **942 Hot Springs Road**
Dwelling and Basement
11LUP-00000-00456 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Jim & Cynthia Hughes, to consider Case No. 11BAR-00000-00172 for **further conceptual review/preliminary approval of a new two story single family dwelling with the first floor being approximately 4,681 square feet, the second floor being approximately 4,362 square feet, a basement of approximately 6,664 square feet, with an underground garage.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,253 square feet total, a attached garage of approximately 754 square feet all to be demolished, and a detached accessory structure of approximately 385 square feet, to remain. The proposed project will require approximately 3,000 cubic yards of cut, for the excavation of the new basement and approximately 3,000 cubic yards of fill. The property is a 3.13 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at **942 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/11, 1/9/12)

6. **12BAR-00000-00008** **281 Hot Springs Road, LLC** **281 Hot Springs Road**
Revised Landscaping
(No Planner Assigned) Ridgeline: N/A

Request of Don Nulty, agent/architect for the owners, 281Hot Springs, LLC, to consider Case No. 12BAR-00000-00008 for **conceptual review of revised landscaping along the frontage & revised driveway entry gates.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,886 total, a cabana of approximately 800 square feet, an accessory structure of approximately 800 square feet and an attached garage with a recreation room above of approximately 1,360 square feet total. 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.

***Due to a noticing error this project has been continued to the MBAR meeting of February 13, 2012.**

7. **12BAR-00000-00004** **Kwock Single Family** **1556 Miramar Beach Drive**
11CDH-00000-00058 **Addition & Deck** **Ridgeline: N/A**
(Brian Banks, Planner 568-3559)

Request of J. Grant, agent for the owners, Danny and Stephanie Kwock, to consider Case No. 12BAR-00000-00004 for **conceptual review of an addition of 18 square feet to the existing three-story single family dwelling (6 square feet on each floor); an addition to the existing third floor deck of 86 square feet; demolition of the flat roofed covered entry and extension of the existing sloped roof to cover entry; the addition of dormer windows to roof at south elevation (no increase in overall height); and replacement of doors and windows. The project requires a Variance to validate the portions of the structure within the front setback and sloped roof extension.** The following structures currently exist on the parcel: single family dwelling of 1,536 square feet. The proposed project will require will not require grading. The property is a 1,306 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-035, located at **1556 Miramar Beach Drive** in the Montecito area, First Supervisorial District.

8. **12BAR-00000-00006** **Bentson Third Story Addition** **1542- B Miramar Beach Drive**
12VAR-00000-00001 **(Brian Banks Planner 568-3559)** **Ridgeline: N/A**
12CDH-00000-00001

Request of Thomas Hashbarger architect for the owners, Laurie Bentson, to consider Case No. 12BAR-00000-00006 for **conceptual review of an addition to the existing first floor of approximately 60 square feet, an addition to the second floor of approximately 90 square feet and a third story loft of approximately 339 square feet. The project would require approval of a Variance to the setback and height regulations specified in Article II, Coastal Zoning Ordinance.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 317 square feet and the second floor being approximately 347 square feet. The proposed project will require approximately 11 cubic yards of cut and no fill. The property is a 808 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-026, located at **1542-B Miramar Beach Drive** in the Montecito area, First Supervisorial District.

9. **12BAR-00000-00009** **Sokolove Addition and Interior Remodel** **1569 East Valley Road**
(No Planner Assigned) **Ridgeline: N/A**

Request of Bob Easton, architect for the owners, Stephanie & Jim Sokolove, to consider Case No. 12BAR-00000-00009 for **conceptual review of an addition to the single family dwelling of approximately 290 square feet and interior remodel.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,500 square feet, a detached garage/ guesthouse of approximately 1,600 square feet and a cabana of approximately 800 square feet. The proposed project will not require grading. The property is a 2.48 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-220-016, located at **1569 East Valley Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
FROM: J. Ritterbeck, Planner
DATE: January 30, 2012
RE: 08BAR-00000-00041 Southard Accessory Structures
1410 Greenworth Place APN 009-190-005 [07CDP-00000-00074]

Preliminary review indicates that the project would comply with the all zoning requirements for the 1-E-1 zone district and would be compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

Fences, walls and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

FINAL APPROVAL by your board.

PLANNER COMMENTS:

- Agent for Applicant was asked to return on Consent agenda either with Plans that provide additional screening –or– Pictures that demonstrate that the existing vegetative screening along the fence was adequate to screen the project from the adjacent property to the west.
-

PROJECT DESCRIPTION:

Coastal Development Permit to resolve zoning violations per 06ZEV-00000-00190, including: 1) validation of an existing, 500 sq. ft. unpermitted accessory structure as a gym and storage area, 2) demolition/removal of cooking facilities, refrigerator and fireplace from the previously permitted, 875 sq. ft. artist studio, 3) permit conversion of 880 sq. ft. of the existing single-family dwelling as an attached residential second unit (not subject to Design Review), and 4) remodel and construct a new bay window in the master bathroom located at the rear of the existing SFD. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. The property is a 1.0-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-190-005, located at 1410 Greenworth Place in the Montecito Area, 1st 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)
David Villalobos
Applicant/Agent
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: January 24, 2012

RE: 11BAR-00000-00168, Zahoudanis Addition, 11LUP-00000-00394, 1390 Pepper Lane, APN 009-060-088

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:

FINAL on CONSENT

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Revised landscape plan along shared property line and motor court.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow single story additions of approximately 245 square feet and includes connecting the existing single family dwelling and detached studio, creating a single family dwelling of approximately of 1,815 square feet. The height of the proposed dwelling shall not exceed 15 feet. The project includes new site landscaping. No native tree removal is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided via a private driveway off Pepper Lane. The property is a 0.73-acre

parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-088, located at 1390 Pepper Lane in the Montecito Area, 1st 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: Brian Banks 

DATE: January 25, 2012

RE: 11BAR-00000-00181, O'Reilly Garage Conversion/Detached Garage
& Guesthouse, 11LUP-00000-00430, APN 007-131-041

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:

FURTHER CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Guest house design and location

Note: The project is 1,761 sq. ft. (24%) below recommended FAR of 7,224 sq. ft.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow conversion of the existing approximately 756 sq. ft. attached garage to habitable space, alteration to the existing roof overhang above the patio, construction of a deck and trellis adjacent to the patio, and construction of a detached garage of 751 square feet with guest house of 800 square feet above. An attached covered patio / pergola of approximately 194 square feet off the rear of the guesthouse is also proposed. The height of the proposed garage/guest house shall be 19 feet. Grading of 300 cubic yards cut and removal of a portion of non-native vegetation is proposed. 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 via a private easement off of East Valley Road. The property is a 2.72-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-041, located 1954 East Valley 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)
✓ David Villalobos 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: Kimberley McCarthy, Planner

DATE: January 24, 2012

RE: 11BAR-00000-00194/11LUP-00000-00466, Sears Addition, 3106 Eucalyptus Hill Road

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: The one acre (gross) project site has a recommended maximum Floor Area Ratio (FAR) of 4,300 square feet. The addition enlarges the existing single family dwelling to approximately 3,250 square feet (net). The residence will be approximately 1,050 square feet (24%) below the recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 643 square feet to the existing single family dwelling. The additions will be constructed on the north elevation and the east side of the dwelling. An existing bay window on the north elevation will be removed

and alterations to the interior floor plan are also proposed. This work is exempt from zoning permit requirements. The height of the additions will match the roofline of the existing structure and will not alter the maximum height (17 feet) of the one-story residence. The project requires minimal grading (less than 50 cubic yards of cut and fill) and does not require the removal of any native vegetation or trees. Access to the site will continue to be provided by the existing driveway off Eucalyptus Hill Road. A new uncovered parking area will be provided immediately west of the existing two-car garage. The site 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.**

c: Case File

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: January 24, 2012

RE: 11BAR-00000-00192 /11LUP-00000-00458, Prairie/Hochberg Demo - New
Single Family Dwelling, Pool & Pool Cabana

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The 1.67 acre parcel has a maximum recommended floor area ration (FAR) of 5,439 square feet [4300 + (1,700 x .67)]. The proposed residence will be approximately 1,964 square feet (36%) below the recommended FAR.

PROJECT DESCRIPTION: The proposed project is for the demolition of the existing 2,480 square feet dwelling, the 290 square feet attached garage and the existing swimming pool and the construction of a new two-story single family dwelling, pool and pool cabana. The new dwelling will be approximately 3,475 square feet (net) in size with an attached

garage approximately 576 square feet (net) in size. The pool cabana will be approximately 65 square feet in size and have a covered patio area approximately 262 square feet in size. The proposed residence will be in the same general location as the existing structure. The new pool will be re-oriented on a north-south access and will be located with the pool cabana, east of the new residence. The maximum height of the residence will be 24 feet. The pool cabana will have a maximum height of 14 feet, six inches. The project will not require significant grading (scarification and recompaction only). Construction activities do not require the removal of any native vegetation or trees. The parcel will continue to be served by the Montecito Water and Sanitary districts. Access to the site will be taken from the existing driveway off Park Hill Lane.

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.**

c: Case File

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks *(Signature)*

DATE: January 25, 2012 *(Hughes)*

RE: 11BAR-00000-00172, Montecito Partners Trust Addition/Garage/Music Room,
11LUP-00000-00456, 942 Hot Springs Rd, 011-030-040

Preliminary review indicates that the project complies with the all requirements of the 3-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:

Note: The proposed project is 929 sq. ft. (9%) above the recommended FAR of 7,921 sq. ft.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of the existing two-story single family dwelling of approximately 4,253 (net) square feet, demolition of the existing attached garage, and construction of a new two-story single family dwelling of 8,850 (net)

square feet with basement / subterranean garage of 6,128 square feet. The existing guesthouse, pool, patio, and motor court shall remain. Approximately 3,000 cubic yards of cut and 3,000 cubic yards of fill is proposed. The project includes relocation of two olive trees and planting of 15 (5-gallon) oak trees. No native vegetation is proposed for removal. 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 a private driveway off Hot Springs Road. The property is a 3.00-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at 942 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

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