



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA Meeting Date: February 7, 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
David 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 (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.
- 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.

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- **Site Visit: 1:30**
 - **For Item No. 3 -995 Properties Limited Addition & Remodel, 995 Hot Springs Road.**
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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 24, 2011 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE:** Petra Leyva, Tea Fire Case Manager, to give an update on the Tea Fire Upper Hyde Road Improvement's.

STANDARD AGENDA:

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

PRELIMINARY APPROVAL

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|-----------|--------------------------|---|------------------------------|
| 1. | 09BAR-00000-00159 | Simon New Service Gate, Wall & Columns | 663 / 665 Buena Vista |
| | 09ZCI-00000-00075 | (Julie Harris, Planner 568-3518) | Ridgeline: Urban |
| | 09CUP-00000-00043 | | |

Request of Ken Mineau, architect for the owners, Herb & Bui Simon, to consider Case No. 09BAR-00000-00159 for **preliminary/final approval of a new service entry gate with columns approximately 8 feet 8 inches tall, gate 8 feet tall, and wall 8 feet tall within the front and side setbacks, and a new black chain link fence 8 feet tall along the southern, western and northern property boundaries.** The following structures currently exist on the parcel: single family residence, a pool, pool cabana, and tennis court. The proposed project will not require grading. The properties are a 5.19-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-130-064 and a 1.47-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **663 and 665 Buena Vista** in the Montecito area, First Supervisorial District. (Continued from 10/26/09, 2/8/10)

CONCEPTUAL REVIEW

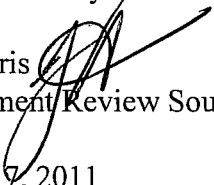
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|-----------|--------------------------|---------------------------|----------------------------|
| 2. | 11BAR-00000-00007 | Bruss Demo/New SFD | 645 San Ysidro Road |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Richard Starnes, architect for the owner, Wendy Bruss, to consider Case No. 11BAR-00000-00007 for **conceptual review of new two story single family dwelling with the first floor being approximately 2,931 square feet, the second story being 1,766 square feet, a basement of approximately 1,105 square feet. an attached garage of approximately 882 square feet and a pool house of approximately 800 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,012 square feet and an attached carport of approximately 340(all to be demolished). The proposed project will require approximately 200 cubic yards of cut and

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Julie Harris 
Development Review South

DATE: February 7, 2011

RE: 09BAR-00000-00159; Simon New Service Gate, Wall & Columns
09ZCI-00000-00075, 09CUP-00000-00043, 663 / 665 Buena Vista
APN 007-130-064 & 007-130-065

Preliminary review indicates that the project complies with the all requirements of the 5-E-1 and 2-E-1 zones 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.

The plans have been revised to comply with the Montecito Planning Commission approval. The new service gate is to be set back 32 ft. 6 inches from the edge of pavement of Buena Vista. This corresponds to a distance of 12 feet from the right-of-way.


PLEASE SPECIFICALLY COMMENT ON:

1. Condition No. 3 MBAR review and approval of proposed lighting as follows:

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: January 31, 2011

RE: 10BAR-00000-00169, 995 Properties Addition, 11LUP-00000-00010, 995 Hot Springs Rd, APN 011-030-036

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:

- FURTHER CONCEPTUAL/PRELIMINARY**
- PRELIMINARY/FINAL**
- FINAL**
- REVISED FINAL**

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- The project is 59 sq. ft. (1%) below recommended hillside FAR of 4,700 sq. ft.
- Subject parcel is located within the Hillside Montecito (H-MON) Overlay which limits the height of structures to 16 feet from existing grade. This height limitation may be adjusted/waived by the Montecito Board of Architectural Review as per the Montecito Architectural Development Standards where the height would not exceed the regulations of the zoning ordinance height limit of 35 feet.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow Additions to an existing two-story dwelling of 1,396 (net) square feet in size, including a first floor addition of 430 sq. ft. and second floor addition of 956 sq. ft. The proposed addition height shall be a maximum of 26 ft. from existing grade. Also proposed is a new bbq/outdoor kitchen patio area with patio cover of 504 sq. ft., roof change from tile to copper standing seam, and new balcony at the east elevation. Grading of 50 cu. yards fill is proposed. Access will continue to be provided via a private driveway of Hot Springs Road. The residence will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. The property is a 2.62-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-036, located at 995 Hot Springs 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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