



COUNTY OF SANTA BARBARA

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: February 23, 2009
3:00 P.M.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzell	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

- 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.

Site Visit: 1:00P.M.

View Story Poles for Item No. 2. – Stone Pool Cabana -660 Stonehouse Lane

View Story Poles for Item No. 4. - Webb Detached Garage- 1368 E. Mountain Drive

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 February 9, 2009, 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.

- C-1. 09BAR-00000-00003 McConnell Fuel System Upgrade 1476 E. Valley Road**
09LUP-00000-00040 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of B&T Contractors, agent for the owners, Jon McConnell, to consider Case No. 09BAR-00000-00003 for **final approval on consent of a fuel system upgrade including a new clean-air separator tank ("Healy Tank") measuring 8 square feet in length and 4 square feet in height at the rear of the service center and new fuel dispensing equipment. The project also requires removal and replacement of existing underground storage tanks.** The following structures currently exist on the parcel: Service Center Building of approximately 1,375 square feet. The proposed project will require approximately 200 cubic yards of grading, including 45 cubic yards of imported fill, to accommodate the replacement of the underground storage tanks, infill the area of construction and return it to existing grade. The property is an 8,800 square foot parcel zoned CN and shown as Assessor's Parcel Number 011-200-074, located at 1476 E. Valley Road in the Montecito area, First Supervisorial District. (Continued from 1/26/09, 2/09/09)

- C-2. 09BAR-00000-00008 Simon Temporary Parking
Tent Covers and Accessory Building 665 Buena Vista Road**
08LUP-00000-00707 (J. Ritterbeck, Planner 568- 3509) Ridgeline: N/A

Request of Ken Mineau, architect for the owners, Herbert Simon Trust, to consider Case No. 09BAR-00000-00008 for **final approval on consent of an accessory building of approximately 352 square feet.** The following structures currently exist on the parcel: single family residence, garage, a pool and pool generator and two parking tent covers that are to be removed as a condition of approval of this project. The proposed project will not require grading. The property is a 5.19 total acre zoned **2-E-1** and shown as Assessor's Parcel Number 007-130-065, located at **665 Buena Vista Road** in the Montecito area, First Supervisorial District.

- C-3. 08BAR-00000-00180 Mozart Pedestrian Bridge 2615 Sycamore Canyon Road**
08LUP-00000-00292 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Harwood White, agent for the owner, John Mozart Revocable Trust, to consider Case No. 08BAR-00000-00180 for **final approval on consent of a new pedestrian bridge of approximately 144 square feet.** The following structures currently exist on the parcel: residence, accessory structures, greenhouses and pool. The proposed project will not require grading. The property is a 9.97 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-029, located at **2615 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 8/11/08, 9/08/08)

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.

PRELIMINARY APPROVAL

1775 Glen Oaks Hill LLC

1. **07BAR-00000-00343** **Demo/New Single Family Dwelling** **1775 Glen Oaks Hill**
08LUP-00000-00282 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Britt Jewett, architect for the owner, 1775 Glen Oaks Hill LLC., to consider Case No. 07BAR-00000-00343 for **preliminary/final approval of the demolition of the existing residence and construction of a new residence of approximately 4,314 square feet with an attached garage of approximately 835 square feet.** The following structures currently exist on the parcel: residence of approximately 1,236 square feet, a second unit of approximately 950 square feet and an approximate 700 square foot carport. The proposed project will require approximately 97 cubic yards of cut and approximately 103 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at 1775 Glen Oaks Drive in the Montecito area, First Supervisorial District. (Continued from 1/28/08, 2/09/09)

CONCEPTUAL REVIEW

2. **07BAR-00000-00166** **Stone Pool Cabana** **660 Stonehouse Lane**
07LUP-00000-00453 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **further conceptual review of a pool, landscaping and a pool cabana of approximately 437 net square feet.** The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/16/07, 7/28/08 and 8/25/08)

3. **08BAR-00000-00272** **Raith New Residence** **180 San Ysidro Road**
Garage, Workshop and Cabana (No Planner Assigned) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Jon and Elizabeth Raith, to consider Case No. 08BAR-00000-00272 for **conceptual review of a new two-story single family residence of approximately 3,445 square feet, a garage of approximately 558 square feet, a workshop of approximately 600 square feet and a cabana of approximately 350 square feet.** The following structures currently exist on the parcel: storage shed of 800 square feet (to be removed). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.67 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-004, located at 180 San Ysidro Road in the Montecito area, First Supervisorial District. (Continued from 2/04/09)

4. **09BAR-00000-00012** **Webb Detached Garage** **1368 E. Mountain Drive**
 09LUP-00000-00033 (Sarah Clark, Planner 568-2059) Ridgeline: Urban

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 09BAR-00000-00012 for **further conceptual review of a new detached garage of approximately 800 square feet. The following structures currently exist on the parcel: single family residence of approximately 9,141 square feet, an attached garage of approximately 930 square feet, a (second residential unit of approximately 1,130 square feet, will not be reviewed by MBAR) and cabana of approximately 630 square feet.** The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 5.41 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 2/09/09)

5. **09BAR-00000-00010** **Foster Addition and Remodel** **245 Santa Rosa Lane**
 09LUP-00000-00025 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. & Mrs. Gregg Foster, to consider Case No. 09BAR-00000-00010 for **conceptual review of an addition of approximately 448 square feet to the existing single story family residence.** The following structures currently exist on the parcel: a single story family residence of approximately 2,693 square feet, an attached garage of approximately 869 square feet and a cabana of approximately 230 square feet. The proposed project will not require grading. The property is a 0.81 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-290-006, located at **245 Santa Rosa 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. **09BAR-00000-00011** **Byram-Smead Single Family Addition/Remodel** **468 Crocker Sperry Drive**
 09LUP-00000-00034 (Lisa Martin Planner, 568-2032) Ridgeline: N/A

Request of Ray Ketzel, architect for the owners, Ann Becher Smead Trust, to consider Case No. 09BAR-00000-00011 for **conceptual review of an addition/remodel of approximately 1,410 square feet to the existing residence and a new golf cart garage of approximately 170 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 2,666.5 square feet, an attached garage of approximately 601 square feet and an accessory structure of approximately 109 square feet (to be demolished). The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-014, located at **468 Crocker Sperry Drive** in the Montecito area, First Supervisorial District.

7. **09BAR-00000-00018** **Pell Tea Fire Rebuild Single Family Dwelling** **225 West Mountain Drive**
 (No Planner Assigned) Ridgeline: N/A

Request of Don Cragg, agent for the owners, Raymond and Rosemary Pell, to consider Case No. 09BAR-00000-00018 for **conceptual review of a new residence of approximately 3,026 square feet.** There are no structures currently existing on the parcel (all lost in the Tea Fire). Grading quantities unknown. The property is a 1.82 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-021, located at **225 West Mountain Drive** in the Montecito area, First Supervisorial District.

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujó

FROM: J. Ritterbeck, Planner

DATE: February 23, 2009

RE: **09BAR-00000-0008, Simon Temporary Parking Tent Covers and Garage
08LUP-00000-00707, 665 Buena Vista Road, Montecito APN 007-130-065**

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

This project may proceed for:

FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to legalize the construction of a garage within the northern side setback and utilizing a variable side setback to compensate for the area of encroachment and the removal of two parking tent covers located in the rear setback. No grading and no tree removal are permitted as a component of this permit. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of East Valley Road. The property is a 5.19-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at 663 Buena Vista Avenue in the Montecito Community Plan 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/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: June Pujo

FROM: Brian Banks

DATE: February 11, 2009

RE: 09BAR-00000-00003, McConnell Fuel System Upgrade, 09LUP-00000-00040, 1476 East Valley Rd., 011-200-074

Preliminary review indicates that the project complies with the all requirements of the CN 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 on CONSENT
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

NOTE: Certain technical requirements of State Law and County Fire Dept. may preclude moving or altering tank unit and associated equipment as designed.

PROJECT DESCRIPTION:

The proposed project is for a fuel system upgrade including a new clean-air separator tank ("Healy Tank") measuring 8 ft. in length and 4 ft. in height at the rear of the service center and new fuel dispensing equipment. The project also requires removal and replacement of existing underground storage tanks. The proposed project will require approximately 200 cubic yards of grading, including 45 cubic yards of imported fill, to accommodate the replacement of the underground storage tanks, infill the area of construction and return it to existing grade. The property is a 0.26-acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-074, located at 1476 E. 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)
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: Sarah Clark

DATE: February 19, 2009

RE: Mozart Bridge, Case Nos. 08LUP-00000-00292, 08BAR-00000-00180
2615 Sycamore Canyon Road APN 011-120-029

Preliminary review indicates that the project complies with the all requirements of the 5-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 checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for
Land Use Permit for construction of a new stone footbridge over a seasonal drainage channel. No grading or tree removal 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 off of Sycamore Canyon Road. The property is a 9.97-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-029, located at 2615 Sycamore Canyon Road 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)
David Villalobos
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: Eric Gage

DATE: February 23, 2009

RE: 07BAR-00000-00343, Riskin-Becker Demo/Rebuild
08LUP-00000-00282, 1775 Glen Oaks Drive, 007-190-007

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

All zoning issues have been resolved.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of a 200 s.f. shed, 592 s.f. carport, 960 s.f. secondary dwelling unit, 1,252 s.f. single-family dwelling, and construction of a swimming pool, 4,314 s.f. single-family dwelling, 835 s.f. attached garage, and 1,055 s.f. of covered porches and patios. Grading will include 52 cubic yards of cut and 124 cubic yards of fill. A total of two sycamore trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Glen Oaks Drive. The property is a 1.0-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at 1775 Glen Oaks Drive 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

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