



# 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: February 28, 2011  
3:00 P.M.**

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Bill Palladini	Don Nulty	- <b>Vice Chair</b>
Sam Maphis	Sharon Foster	- <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy-	- <b>Supervising Planner</b>
David Mendro		

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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.
- 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.

**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 7, 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**

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|-----------|--------------------------|--|------------------------|
| <b>1.</b> | <b>11BAR-00000-00002</b> | <b>Hannaford Single Family Dwelling Revision</b> | <b>970 Lilac Drive</b> |
|           | 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. (1/24/11)

- |           |                         |   |                         |
|-----------|-------------------------|---|-------------------------|
| <b>2.</b> | <b>09BAR00000-00027</b> | <b>Valle New Single Family Dwelling Pool /Cabana /Accessory Structure</b> | <b>403 Woodley Road</b> |
|           | 09LUP-00000-00077       | (Kimberley McCarthy, Planner 568-2005)                                    | Ridgeline: N/A          |

Request of Bob Easton architect for the owner, Charles Valle, to consider Case No. 09BAR-00000-00027 for **final approval of a new single family residence of approximately 5,120 square feet, an attached garage of approximately 530 square feet and a cabana of approximately 150 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 1.004 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-070, located at **403 Woodley Road** in the Montecito area, First Supervisorial District. (Continued from 3/9/09, 3/23/09, 11/13/09)

**CONCEPTUAL REVIEW**

**880 Picacho Lane Trust**

3. **11BAR-00000-00015**      **SFD Demo, Rebuild & Redmodeled Guesthouse**      **880 Picacho Lane**  
(No Planner Assigned)      Ridgeline: N/A

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **conceptual review of a new two story single family residence, with the first floor being approximately 3,950 square feet, the second floor being approximately 3,200 square feet, a basement of approximately 2,175 square feet, an attached garage of approximately 700 square feet, a detached garage of approximately 840 square feet and a detached two-story garage/office space of approximately 1,670 square feet total** . The following structures currently exist on the parcel: a single family dwelling residence of approximately 5,630 square feet, and attached garage of approximately 738 square feet, all to be demolished, a detached garage of approximately 1,670 square feet and an accessory structure of approximately 840 square feet, to be remodeled. The proposed project will require approximately 250 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-034 & 011-100-035, located at **880 Picacho Lane** in the Montecito area, First Supervisorial District.

4. **11BAR-00000-00017**      **Wilson Garage and Sound Wall**      **116 Arroqui Street**  
(No Planner Assigned)      Ridgeline: N/A

Request of Paul Zink, architect for the owners, Monte & Maria Wilson, to consider Case No. 11BAR-00000-00017 for **conceptual review of a new detached garage of approximately 800 square feet (gross) and a 8' sound wall**. The following structures currently exist on the parcel: a single family dwelling of approximately 3,300 square feet (gross). The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a .51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-016, located at **116 Arroqui Street** 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.**

**A.H. Living Trust New Second Floor**

5. **11BAR-00000-00018**      **Addition and Remodel**      **2255 Featherhill Road**  
11LUP-00000-00018      (No Planner Assigned)      Ridgeline: N/A

Request of Peter Kavoian, architect for the owners, A.H. Living Trust, to consider Case No. 11BAR-00000-00018 for **conceptual review of a addition and remodel to the existing first floor of the existing residence of approximately 2,971 square feet and a second floor addition to the existing residence of approximately 2,378 square feet**. The following structures currently exist on the parcel: a single story residence of approximately 2,749 square feet, a detached 4 car garage of approximately 900 square feet, a guesthouse of approximately 800 square feet, a utility shed and pool house. The proposed project will require less than 50 cubic yards of cut and less than cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-004, located at **2255 Featherhill** in the Montecito area, First Supervisorial District.

6. **11BAR-00000-00019** **Cerf Remodel and Addition** **1908 Boundary Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Alan & Patricia Cerf, to consider Case No. 11BAR-00000-00019 for **conceptual review of an addition and remodel of the first floor of the existing single family dwelling of approximately 1,203 square feet.** The following structures currently exist on the parcel: a two story single family dwelling, with the first floor being approximately 2,817 square feet, the second being approximately 993 square feet, an attached garage of approximately 511 square feet, a detached garage of approximately 557 square feet, and a guesthouse of approximately 805 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 120 cubic yards of fill. The property is a 1.20 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-037, located at **1908 Boundary Drive** in the Montecito area, First Supervisorial District.

7. **11BAR-00000-00020** **Riskin Single Family Dwelling, Addition,**  
**Accessory Building Conversion and New Pool** **1779 Glen Oaks Drive**  
11LUP-00000-00052 Ridgeline: N/A  
(Brian Banks, Planner 568-3559)

Request of Dianne Kelly, agent for the owners, Rebecca Riskin and Ken Grand, to consider Case No. 11BAR-00000-00020 for **conceptual review of the demolition of the existing bedroom wing & deck of 740 square feet and construction of a new single story bedroom addition of 770 square feet, a laundry room addition of 148 square feet, validation of an unpermitted accessory structure to be remodeled and converted to a cabana of 406 square feet, and construction of a new pool.** The following structures currently exist on the parcel: single family dwelling of approximately 2,594 square feet, 2 car garage of approximately 489 square feet and an accessory structure of approximately 406 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-006, located at **1779 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: February 28<sup>th</sup>, 2011

RE: 09BAR-00000-00026/09LUP-00000-00077, Valle Single Family Dwelling,  
Pool & Pool Cabana

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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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON: The size bulk and scale of the proposed residence.**

The single family dwelling would exceed the recommended Floor Area Ratio under the Montecito Architectural Guidelines and Development Standards (4,300 square feet) by approximately 424 square feet (less than 10%).

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a single family dwelling, pool and pool cabana/accessory structure on a vacant parcel. The single family dwelling will be

approximately 4,724 square feet in size (1<sup>st</sup> floor 4,293 square feet, 2<sup>nd</sup> floor 431 square feet, basement 310 square feet) with an attached two-car garage approximately 530 square feet in size. A carport providing for one unenclosed parking space will be located immediately north of the garage. The height of the structure will be approximately 23 feet six inches. A plaster wall with a maximum height of six feet will be located along the majority of the southern and eastern property lines. A five foot height chain link pool fence will be located along portions of the western and northern property lines (adjacent to the pool cabana). The pool cabana will be located north (behind) west of the proposed residence and is approximately 204 square feet in size with an attached storage room approximately 48 square feet in size. The pool equipment will be located northeast of the cabana. Site preparation for construction of the proposed development will require approximately 600 cubic yards of cut and 600 cubic yards of fill. Approximately 23 non-native trees (acacia, cypress, pine and eucalyptus) are proposed to be removed. Eight native oaks will be planted on the northeastern and northwestern areas of the property. The residence will be served by the Montecito Water and Sanitary districts. Access to the property will be taken off Woodley Road.

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.**

xc: 09LUP-00000-00077 case file  
David Villalobos  
Bob Easton, 1486 East Valley Road, Santa Barbara, CA 93108  
Montecito Association