



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW DRAFT 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: March 8, 2010
3:00 P.M.**

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Bill Palladini	Sharon Foster - MBAR Secretary
Sam Maphis	Alice McCurdy - Supervising Planner
Derrick Eichelberger	

- 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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Site Visit: 1:00 P.M.

View Story Poles for Item No. 5 – 593 Picacho Lane, Spencer SFD, Second Story Addition and Remodel

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**

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.

1. 10BAR-00000-00025 Tea Fire 252 E. Mountain Drive
Toms/Aquilino SFD Rebuild Ridgeline: N/A
(Petra Leyva, Project Manager 568-2071)

Request of Jeff Shelton, agent for the owners, Toms-Aquilino Trust, to consider Case No. 10BAR-00000-00025 for **conceptual review of two story single family residence of approximately 2268 square feet with a first floor being approximately 1,789 square feet and second floor being approximately 479 square feet, a detached garage of approximately 484 square feet and a detached workshop of approximately 378 square feet**, No structures currently exist on the parcel. The proposed project will not require grading. The property is a 1.00 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-004, located at **252 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 2/22/10)

2. 09BAR-00000-00139 Tea Fire- Stamos 209 East Mountain Drive
Two Story New Single Family Residence Ridgeline: N/A
08LUP-00000-00425 (Nicole Mashore, Planner 884-8068)
09VAR-00000-00004

Request of Benjamin Lucas, architect for the owners, Greg & Dale Stamos, to consider Case No. 09BAR-00000-00139 for **preliminary/final approval of new single family residence of approximately 2,602 square feet and carport of approximately 432 square feet**. All former structures, including a 1,169 square foot residence and 560 square foot guesthouse were destroyed in the fire. The proposed project will require 200 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at **209 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/14/09, 11/9/09, 11/30/09)

3. 09BAR-00000-00141 King Single Family 2200 Sycamore Canyon Road
Dwelling Addition & Garage Ridgeline: N/A
09LUP-00000-00361 (Brian Banks, Planner 568-3559)

Request of Brian Hofer, architect for the owners, Thadidas & Terri King, to consider Case No. 09BAR-00000-00141 for **preliminary/final approval of a second floor addition to the existing single family dwelling of approximately 745 square feet (net), covered deck of 60 square feet (net), and conversion of the permitted carport into a garage**. The following structures currently exist on the parcel: a single family residence of approximately 2,836 square feet, a carport of approximately 690 square feet and a garage of approximately 400 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 013-180-001, located at **2200 Sycamore** in the Montecito area, First Supervisorial District. (Continued from 9/28/09, 11/30/09, 1/4/10)

4. **08BAR-00000-00084** **Lombard New Single Family Dwelling,** **819 Ashley Road**
Attached Garage and Cabana
08LUP-00000-00184 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **revised preliminary/final approval of a new two story single-family residence of approximately 5,506 square feet with a new 587 square foot two car garage and an approximately 1,778 square foot basement and construction of a new cabana of approximately 425 square feet and with a trellis of approximately 658 square feet.** Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import. No trees will be removed as part of this project. The parcel will be served by the Montecito Water District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Ashley Road. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/19/08, 8/25/08, 10/20/08, 11/17/08, 12/01/08)

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P. M.

5. **09BAR-00000-00177** **Spencer Single Family Dwelling** **593 Picacho Lane**
Second Story Addition & Remodel
10LUP-00000-00020 (Kimberley McCarthy, Planner 568-2002) Ridgeline: N/A

Request of Stephen Olson, architect for the owners, Steven Spencer, to consider Case No. 09BAR-00000-00177 for **preliminary approval of an addition to an existing single family residence of approximately 1,087 square feet second story addition of to the existing residence of approximately 536 square feet and remodel of approximately 187 square feet. The following structures currently exist on the parcel: a single family residence of approximately 1,987 square feet and an attached garage of approximately 560 square feet.** The proposed project will not require grading. The property is a .63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-023, located at **593 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 11/30/09)

6. **10BAR-00000-00031** **Briggs Addition** **1394 Danielson Road**
(No Planner Assigned) Ridgeline: N/A

Request of Hekar Rivera, agent for the owner, Matthew Briggs, to consider Case No. 10BAR-00000-00031 for **conceptual review of an addition to the existing residence of approximately 284 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 692 square feet and a detached garage/workshop of approximately 330 square feet. The proposed project will not require grading. The property is a .14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-301-001, located at **1394 Danielson Road** in the Montecito area, First Supervisorial District.

7. **10BAR-00000-00034** **Richmond Addition** **134 Santa Elena Lane**
10CDH-00000-00007 (No Planner Assigned) Ridgeline: N/A

Request of Zimmerman Architects, architect for the owner, Mark Richmond, to consider Case No. 10BAR-00000-00034 for **conceptual review of an addition to the existing single family residence of approximately 943 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,888 square feet and an attached garage of approximately 321 square feet.

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

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The proposed project will require less than 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .40 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-244-003, located at **134 Santa Elena Lane** in the Montecito area, First Supervisorial District.

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Petra Leyva, Tea Fire case manager

DATE: March 3, 2010

RE: 10BAR-00000-00025, Toms/Aquilino SFD Rebuild, 252 E. Mountain Drive APN:
013-030-004

This project comes before the Board to receive comments on the design/height of the dwelling. This is a Tea Fire Rebuild. The parcel is located in the Montecito Hillside Overlay. Structures that existed prior to the fire were a single story dwelling of approximately 1,310 square feet, legal non-conforming guest house of approximately 465 square feet, and an underground cellar of approximately 106 square feet.. The owner is considering rebuilding the dwelling with a 1st floor of 1,789 square feet and adding a 2nd floor of 489 square feet for a total of 2,268 net square footage, a detached garage of 484 net square feet, artist studio of 378 net square feet, and continue the use of the underground cellar of approximately 106 square feet.

The parcel is 1 acre in size and the Recommended Maximum House Next Floor Area is 3,500 square feet. The rebuild of the dwelling (2,268 square feet) will be under this recommended square footage.

The height of the new dwelling will be approximately 21 feet in height. The Montecito Architectural Guidelines and Development Standards for Hillside Development state "The height of the primary residence should not exceed 16 feet". If your board decides to allow the property owner to move forward with this design the Board will have to make the findings for a BAR Adjustment as stated in the guidelines.

BAR Adjustments: Adjustments to the development standards may be granted by the BAR, not to exceed the regulations of the Zoning ordinance, if all of the following criteria are met:

- a. Allowing greater flexibility would better serve the interest of good design, without negatively affecting neighborhood compatibility or the surrounding viewshed

- b. The project is not within 100 feet of an Environmentally Sensitive Habitat area as delineated on the County Zoning Map or the project complies with the requirements of Montecito Development Code sections 35.428.040.a through 35.428.040.O
- c. Drainage plans have been prepared which minimize erosional impacts
- d. The project includes fire-retardant landscaping

If this parcel was not within the Montecito Hillside Overlay the height limit of the dwelling would be 25 feet.

c: Sharon Foster, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: March 8, 2010

RE: **08BAR-00000-00084 Lombard New SFD, Pool, Cabaña & Grading
819 Ashley Road, Montecito
Case No. 08LUP-00000-00184, APN 022-040-042**

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.

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

This project may proceed for:

FINAL

Approval by your board.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new 5,847 sq. ft. 2-story single-family dwelling, a new 1,000 sq. ft. cabaña. Grading will include 675 cubic yards of cut and 950 cubic yards of fill, including 275 cubic yards of import. One 14" oak tree is proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Ashley Road. The property is a 1.91-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-042, located at 819 Ashley Road 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 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: Alice McCurdy

FROM: Julie Harris
Planner III 

DATE: March 8, 2010

RE: 08BAR-00000-00216, Gunner Overall Sign Plan, 08OSP-00000-00003
(companion to 08DVP-00000-00028 and 09ZCI-00000-00088), 525 & 527 San
Ysidro Road and 1469 and 1498 East Valley Road, APN 011-200-072, -073, -
076, and -077

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:

PROJECT DESCRIPTION:

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Nicole Mashore, Planner

DATE: March 8, 2010

RE: 09BAR-00000-00139, 09LUP-00000-00425, 09VAR-00000-00004
Stamos Tea Fire Rebuild and Variance
209 East Mountain Drive, APN: 013-050-022

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.

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.

Note: The project was approved at the February 24, 2010 Montecito Planning Commission Hearing.

PROJECT DESCRIPTION:

The proposed project is for a new single family residence of approximately 2,602 square feet and carport of approximately 432 square feet. All former structures, including a 1,169 square foot residence and 560 square foot guesthouse were destroyed in the fire. The proposed project will require 200 cubic yards of cut and fill. The property is a 1 acre parcel

zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at 209 East Mountain 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

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: March 1, 2010

RE: 09BAR-00000-00141, King Second Story Addition/Garage, 09LUP-00000-00361, 2200 Sycamore Canyon Rd, APN 013-180-001

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.

NOTE:

- 1) There is a current building violation case in process for the unpermitted construction in progress consisting of the conversion of the permitted carport into a garage and the second story element above the garage. The applicant proposes an addition to the SFD above the garage connected to the SFD with a hallway to abate this violation.
- 2) Based upon a recent survey, it has been determined that portions of the proposed addition will encroach into the required rear yard setback. The applicant proposes to utilize a variable rear yard setback as allowed under the variable rear yard setback

provision (Sec. 35.430.150C.3.d) of the Montecito LUDC. The proposed encroachment is no closer than 15 ft. to the rear property line and is compensated by an offsetting area of the same size ("no-build" area).

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a 745 sq. ft. (net) second story addition to the existing single family dwelling, a new 60 sq. ft. covered deck, and conversion of the permitted carport into a three car garage of 642 sq. ft. (gross). The height of the proposed addition shall be 21 ft. No grading is proposed. No tree or native vegetation removal is proposed. 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 Sycamore Canyon Road. The property is a 0.79-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at 2200 Sycamore Canyon 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: June Pujo

FROM: Kimberley McCarthy, Planner 

DATE: February 26, 2010

RE: 09BAR-00000-00177/10LUP-00000-00020 - Spencer/Wilson SFD Additions

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project site has a recommended Floor Area Ratio (FAR) of 3,375 square feet [1800 + (2,500 x .63)]. The dwelling is proposed to be enlarged to 3,207 square feet in size. The project will remain 168 square feet below the recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for the demolition of a portion of the single story residence including the attached garage and an addition to the dwelling (approximately 991 square feet) and the construction of a second story element (approximately 492 square feet in size).

The maximum height of the residence will become 24 feet, nine inches. The project includes the construction of a detached garage (approximately 552 square feet in size) located east of the dwelling. The height of the detached garage will be approximately 14 feet, two inches. The existing driveway will be relocated north of the existing curb cut off Picacho Lane and new eight foot high entry posts will be placed on either side of the new driveway. Less than 50 cubic yards grading are required to prepare the site. Five nonnative trees will be removed to accommodate the project. The residence 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.**

xc: 10LUP-00000-00020

~~David Villalobos~~

Stephen Olson (olsonarchitects@earthlink.net)

Montecito Association