



# COUNTY OF SANTA BARBARA

---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

**March 28, 2011  
3:00 P.M.**

---

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>
Dave Mendro		

---

**\*Revison: Item's No. 3 & 4. Crane School Revised Master Plan & Crane Country Day School Kindergarten Demo/Rebuild and Site Improvements have been continued to the meeting of April 11, 2011.**

---

- 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.

- 
- **Site Visit: 1:30**
  - **For Item No. 5 – Offutt SFD /Addition/Cabana and New Pool, 245 Oak 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 March 14, 2011, will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**

**STANDARD AGENDA:**

<p style="text-align: center;"><b>The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</b></p>
---

**FINAL APPROVAL**

**Hannaford Single Family**

- |           |                          |                                 |                        |
|-----------|--------------------------|---------------------------------|------------------------|
| <b>1.</b> | <b>11BAR-00000-00002</b> | <b>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, deletion of an outdoor shower, and minor landscape change to add new plantings..** 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. (Continued from 1/24/11, 2/28/11, 3/14/11)

**PRELIMINARY APPROVAL**

**Riskin Single Family Dwelling, Addition,**

- |           |                          |   |                             |
|-----------|--------------------------|---|-----------------------------|
| <b>2.</b> | <b>11BAR-00000-00020</b> | <b>Accessory Building Conversion and New Pool</b> | <b>1779 Glen Oaks Drive</b> |
|           | 11LUP-00000-00052        | (Brian Banks, Planner 568-3559)                   | Ridgeline: N/A              |

Request of Dianna Kelly, agent for the owners, Rebecca Riskin and Ken Grand, to consider Case No. 11BAR-00000-00020 for **preliminary/final approval 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.

- |                          |                                |                              |
|--------------------------|--------------------------------|------------------------------|
| 3.                       | <b>Crane School</b>            | <b>1795 San Leandro Lane</b> |
|                          | <b>Revised Master Plan</b>     |                              |
| <b>09BAR-00000-00182</b> | (Alex Tuttle Planner 884-6844) | Ridgeline: N/A               |
| 09CUP-00000-00042        |                                |                              |

Request of Stephanie Diaz, agent for the owners, Crane School, to consider Case No. 09BAR-00000-00182 for **preliminary/final approval of a proposed 39,985 square feet of new development including additions to existing buildings and the construction of six new buildings. The project also includes a reconfigured parking lot, playfields and a comprehensive landscape plan.** The following structures currently exist on the parcel: includes 15 buildings totaling approximately 31,720 square feet. The proposed project will require approximately 2,589 cubic yards of cut and approximately 2,589 cubic yards of fill. The property is a 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, 007-340-039, 007-340-040 located at **1795 San Leandro** in the Montecito area, First Supervisorial District. (Continued from 11/30/09)

**\*Project continued to the April 11, 2011 MBAR meeting.**

- |                          |   |                              |
|--------------------------|---|------------------------------|
|                          | <b>Crane Country Day School Kindergarten Demo/Rebuild</b> |                              |
| 4.                       | <b>and Site Improvements</b>                              | <b>1795 San Leandro Lane</b> |
|                          | (Alex Tuttle, Planner 884-6844)                           |                              |
| <b>10BAR-00000-00206</b> |   | Ridgeline: N/A               |
| 10CDP-00000-00015        |   |                              |

Request of Ken Radtkey, architect for the owners, Crane Country Day School, to consider Case No. 10BAR-00000-00206 for **preliminary/final approval of the construction of a new Kindergarten building of approximately 1,251 square feet.** The following structures currently exist on the parcel: Crane Country Day School of approximately 31,720 square feet & Kindergarten building of approximately 836 square feet. The existing Kindergarten building will be demolished. The proposed project will require less than 25 cubic yards of cut and less than 25 cubic yards of fill. The property is a 3.77 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, located at **1795 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 1/10/11)

**\*Project continued to the April 11, 2011 MBAR meeting.**

- |                          |  |                     |
|--------------------------|--|---------------------|
| 5.                       | <b>Offutt Addition/Remodel, Cabana</b> | <b>245 Oak Road</b> |
|                          | (Brian Banks, Planner 568-3559)        |                     |
| <b>10BAR-00000-00102</b> |  | Ridgeline: N/A      |
| 10LUP-00000-00233        |  |                     |

Request of Sophie Calvin, agent for the owner, John Offutt, to consider Case No. 10BAR-00000-00100 for **further conceptual review of a first floor addition of approximately 447 square feet, a second floor addition of approximately 631 square feet and to reconvert existing garage from habitable space back to a two car garage of approximately 509 square feet, a cabana/workshop structure of approximately 735 square feet with a covered porch & trellis, a second floor roof deck of approximately 180 square feet, new pool and landscaping. Also proposed are window replacements and interior remodel.** The following structures currently exist on the parcel: a single family residence of approximately 1,972 square feet, an attached carport of approximately 339 square feet. The proposed project will not require grading. The property is a .27 acre parcel zoned 2-E-1 and

shown as Assessor's Parcel Number 009-122-012, located at **245 Oak Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/110)

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

**CONCEPTUAL REVIEW**

- |                          |  |                           |
|--------------------------|--|---------------------------|
| <b>6.</b>                | <b>Howe Addition/Remodel,<br/>Garage Conversion and New Pool</b> | <b>965 Brooktree Lane</b> |
| <b>11BAR-00000-00029</b> | (Brian Banks, Planner 568-3559)                                  | Ridgeline                 |
| 11LUP-00000-00092        |  |                           |

Request of Tom Smith, architect for the owner, Michael Howe, to consider Case No. 11BAR-00000-00029 for **conceptual review of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet into living space, new covered patio and deck, new front patio area with new pool and retaining walls of 6 feet, new motor court with retaining wall of 8 feet at the rear of the property. The project includes an exterior remodel from wood siding to plaster and stone, and a new tile roof.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 257 square feet, the second floor being approximately 2,714 square feet and an attached garage of approximately 483 square feet. The proposed project approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-012, located at **965 Brooktree Lane** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks

DATE: March 28, 2011

RE: 11BAR-00000-00002, Hannaford Window Revision, 11RVP-00000-00001, 970  
Lilac Dr., APN 007-110-039

---

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- **Landscape plan change**
-

## **PROJECT DESCRIPTION:**

**Proposed revision:** Change to window layout of master bedroom and master bathroom. Also, the elimination of the outdoor shower off the master bath and replacing the door with a high window. Also proposed is the addition of plantings to the approved landscape plan.

### **Original:**

The proposed project is for a Land Use Permit to allow demolition of the existing 1,788 sq. ft. one-story single family dwelling and construction of a new 3,600 (net) sq. ft. two-story single family dwelling with 250 (net) sq. ft. attached garage, new swimming pool, spa, patio area and a new septic tank. Also proposed is the remodel of the existing guesthouse and detached garage with no changes to the size or height of the structures. The proposed new dwelling will be approx. 29 ft. in height. Eighteen non-native trees are proposed for removal. No oak tree or native vegetation removal is proposed. Invasive vegetation within the Environmentally Sensitive Habitat is proposed to be removed and replaced with drought-tolerant native vegetation. Grading of approx. 9 cu. yards cut and 37 cu. yards fill is proposed. The proposed residence will continue to be served by the Montecito Water District, Montecito Fire District and a private septic system. Access to the site will continue to be taken from Lilac Drive. 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 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

G:\GROUP\PERMITTING\Case Files\RVP\11 cases\11RVP-00000-00001 Hannaford\MBAR Memo 11BAR-00000-00002 Revised Final.docx

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks 

DATE: March 23, 2011

RE: 11BAR-00000-00020, Riskin Addition, 11LUP-00000-00052, 1779 Glen Oaks Dr., APN 007-190-006

---

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- Landscaping
-

**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow demolition of the existing bedroom wing & deck of 740 square feet and construction of a new single story bedroom addition of 790 square feet, laundry room addition of 95 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. Grading of 10 cu. yards cut/10 cu. yards fill is proposed. No 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 Glen Oaks Drive. 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.**

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

G:\GROUP\PERMITTING\Case Files\LUP\11 Cases\11LUP-00000-00052 Riskin\MBAR Memo 11BAR-00000-00020 PrelimFinal.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks 

DATE: March 18, 2011

RE: 10BAR-00000-00102, Offutt Addition/Remodel/Cabana, 10LUP-00000-00233,  
245 Oak Road, APN 009-122-012

---

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- Height
- Landscaping

Note: The project is 55 sq. ft. (2%) above recommended FAR of 2475sq. ft. The proposed variable rear yard setback is allowed per MLUDC Sec. 35.430.150C.3.d.

---

**PROJECT DESCRIPTION:**

**THE PROPOSED PROJECT IS FOR A LAND USE PERMIT TO ALLOW A FIRST FLOOR ADDITION OF 447 SQ. FT. (NET), SECOND FLOOR ADDITION OF 631 SQ. FT. (NET), RECONVERT EXISTING 509 SQ. FT. (NET) GARAGE FROM HABITABLE SPACE BACK TO A TWO-CAR GARAGE, NEW CABANA/STORAGE STRUCTURE OF 735 SQ. FT. (NET) WITH COVERED PORCH & TRELIS, NEW SECOND FLOOR ROOF DECK OF 180 SQ. FT. AND NEW SWIMMING POOL. THE OVERALL HEIGHT OF THE STRUCTURE SHALL BE 24 FEET, 5 INCHES. THE PROJECT INCLUDES WINDOW REPLACEMENTS, INTERIOR REMODEL, THE DEMOLITION OF AN UNPERMITTED CARPOR, AND NEW LANDSCAPING. LESS THAN 50 CUBIC YARDS OF GRADING IS PROPOSED. NO TREE REMOVAL IS PROPOSED. THE PARCEL 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 PROVIDED FROM OAK ROAD. THE PROPERTY IS A 0.27-ACRE PARCEL ZONED 2-E-1 AND SHOWN AS ASSESSOR'S PARCEL NUMBER 009-122-012, LOCATED AT 245 OAK 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

G:\GROUP\PERMITTING\Case Files\LUP\10 Cases\10LUP-00000-00233 Offutt\MBAR Memo 10BAR-00000-00102 Further Conc.doc