



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: April 5, 2010
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
Michele Michaelson	Don Nulty	- Vice Chair
Bill Palladini	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Derrick Eichleberger		

- 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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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 22, 2010 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. **10BAR-00000-00043** **Murphy SFD Addition** **2150 Ten Acre Road**
10LUP-00000-00089 (Kimberley McCarthy, Planner, 568-2005) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, George Murphy, to consider Case No. 10BAR-00000-00043 for a **final approval on consent of a bedroom addition to an existing single family dwelling of approximately 360 square feet.** The following structures currently exist on the parcel: a 2,746 square foot single family dwelling with an attached garage of approximately 480 square feet. The proposed project will require not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-017, located at **2150 Ten Acre Road** in the Montecito area, First Supervisorial District. (Continued from 3/22/10)

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.

FINAL APPROVAL

1. **10BAR-00000-00047** **McKinley Exterior Changes** **1170 Glenview Road**
10RVP-00000-00020 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Rick Jeffrey, agent for the owners, Mark & Laurie McKinley, to consider Case No. 10BAR-00000-00047 for **revised final approval of a change to the exterior material from stucco to stone.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,478 square feet and an existing cabana of 590. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-087, located at **1170 Glenview Road** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

2. **10BAR-00000-00031** **Briggs Addition** **1394 Danielson Road**
10CDP-00000-00020 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Hekar Rivera, agent for the owner, Matthew Briggs, to consider Case No. 10BAR-00000-00031 for **preliminary/final approval 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. (Continued from 3/8/10)

CONCEPTUAL REVIEW

3. **10BAR-00000-00046** **Singer Entry Foyer Addition** **612 Cowles Road**
10LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Maurice Singer, to consider Case No. 10BAR-00000-00046 for **conceptual review of an addition of an entry foyer of approximately 260 square feet to the existing single family dwelling and demolition of 2 existing bay windows of approximately 32 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,869 square feet, an attached garage of approximately 602 square feet, an attached second dwelling unit of approximately 549 square feet and a storage closet of approximately 55 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-170-035, located at **612 Cowles Road** in the Montecito area, First Supervisorial District.

4. **10BAR-00000-00044** **Layden Pool Cabana and Covered Porch** **830 Buena Vista Avenue**
10LUP-00000-00044 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Benjamin Woodall, agent for the owners, Marjorie Layden, to consider Case No. 10BAR-00000-00044 for **conceptual review of an unpermitted pool cabana of approximately 720 square feet with attached covered porch of approximately 175 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,538 square feet, a guesthouse of approximately 631 square feet and swimming pool. The proposed project will not require grading. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at **830 Buena Vista Avenue** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Kimberley McCarthy

DATE: March 26, 2010

RE: 10BAR-00000-00043/10LUP-00000-00089, 2150 Ten Acre Road, Murphy SFD
Addition

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The one acre parcel has a recommended Floor Area Ration (FAR) of 4,300 square feet. The proposed residential addition will increase the square foot of the dwelling to approximately 3,106 square feet (net). The residence will remain below the recommended FAR by approximately 1,194 square feet.

The project has been reviewed and approved by the Birnamwood Design Review committee.

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 360 square feet (net) to the eastern portion of the existing dwelling. The addition will create a new bedroom and

bathroom with a connecting hallway. The project will not require any grading or the removal of any native vegetation. The residence will continue to be served by the Montecito Water and Sanitary districts. Access to the site will remain via an existing driveway off Ten Acre 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: 10LUP-00000-00089
David Villalobos
Tai Yeh, taiyeh@aol.com
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: March 31, 2010

RE: 10BAR-00000-00047, McKinley Exterior & Window/Door Changes, 08LUP-00000-00708, 1170 Glenview Road, APN 009-020-087

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: The proposed revised project received approval by the Pepper Hill HOA.

PROJECT DESCRIPTION:

The proposed revision includes an exterior change from stucco to stone tile (Travertine) and changes to window/door style and colors.

Original Project Description:

The proposed project is for a Land Use Permit to allow a single story addition of approximately 200 sq. ft., a new front entry area with roof change, demolition of approximately 200 sq. ft. of the existing residence and replacement with a new glass loggia, roof pitch and roof material changes to the dwelling and the addition of several dormer windows. Also proposed are new patio areas of approximately 300 sq. ft., a new deck of approximately 280 sq. ft, a new outdoor fireplace and a new metal roof for the existing pool cabana. Less than 50 cubic yards of grading is proposed. No trees are proposed for removal. 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 Glenview Road. The property is a 1.98-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-087, located at 1170 Glenview 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: Alice McCurdy

FROM: Brian Banks

DATE: March 31, 2010

RE: 10BAR-00000-00031, Briggs Addition, 10CDP-00000-00020, 10CDP-00000-00020, 1394 Danielson Rd, APN 009-301-001

Preliminary review indicates that the project complies with the all zoning requirements for the 7-R-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance 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.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow single story bedroom addition of approximately 284 sq. ft. (gross). The proposed addition height shall be approximately 14 ft. No grading is proposed. No vegetation or tree removal is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District and the Montecito Fire Department. The property is a 0.14-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-301-001, located at 1394 Danielson Rd. in the Montecito Community Plan 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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

cc: Case File (to Planner)
David Villalobos
Applicant/Agent
Montecito Association

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