



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: April 6, 2009
3:00 P.M.**

**Revisions: Item # 2 –Webb Detached Garage, 09BAR-00000-00012 has been added to the agenda.
The Stone Pool and Cabana, 07BAR-00000-00166 project has been dropped from the agenda.
Item # 8 – Stonehouse Lane LLC New Single Family Dwelling, Garage and Guesthouse, 08BAR-00000-00145 will be
Continued to the April 20, 2009 MBAR Meeting.**

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: 1:00 P.M.

View Story Poles for Item No. 1– Cooper New Residence with Attached Garage and Cabana-354 East 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 March 23, 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.		Byram-Smead Single	
	09BAR-000000-00011	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 **preliminary/final approval on consent 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. (Continued 2/23/09, 3/9/09)

- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**

property is a 0.78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-022, located at 731 Coyote Road 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.

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|-----------|--------------------------|---|------------------------|
| 5. | 09BAR-00000-00047 | Westmont College/Addition
to the President's Residence | 955 La Paz Road |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Blackbird Architects, architect for the owners, Westmont College, to consider Case No. 09BAR-00000-00047 for **conceptual review of an addition to the President's residence of a detached guest suite of approximately 446 square feet and a powder room of approximately 37 square feet.** The following structures currently exist on the parcel: The main residence consists of approximately 2,931 square feet and a detached garage of approximately 472 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 8.49 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-060-006, located at **955 La Paz Road** in the Montecito area, First Supervisorial District.

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| 6. | 09BAR-00000-00045 | Bonnymede New Entryway Electric Gate,
Pilasters, Wall and Driveway Improvements | Olive Mill Road |
| | 09CDH-00000-00008 | (Eric Gage Planner, 568-2002) | Ridgeline: N/A |

Request of Jennifer Welch, agent for the owners, Michelle Armstrong, Bonnymede Home Owners Association, to consider Case No. 09BAR-00000-00045 for **conceptual review of a new entryway electric gate, pilasters approximately 6'8" in height, a wall of approximately 6' in height and of 20 linear feet & driveway improvements of approximately 2,000 square feet of new AC.** The following structures currently exist on the parcel: Bonnymede is developed with several buildings that house individual condominium units. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 11.25 acre parcel zoned (PRD) DR-12 and shown as Assessor's Parcel Number 009-380 and 009-400, located at **Olive Mill Road area** in the Montecito area, First Supervisorial District.

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| 7. | 08BAR-00000-00127 | Tweddle New Single Family
Dwelling and Guesthouse | 1395 Oak Creek Canyon Road |
| | 08DVP-00000-00029 | (Nicole Mashore, Planner 884-8068) | Ridgeline: Yes |

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR-00000-00127 for **further conceptual review of a new residence of**

approximately 5,022 square feet, attached garage of 776 square feet, detached guesthouse of approximately 749 square feet, pool, entry gates and retaining walls. There are currently no structures on the parcel. The proposed project will require approximately **5,291 cubic yards of cut and approximately 564 cubic yards of fill.** The property is a 6.0 acre parcel zoned RMZ-100 and RMZ-40 and shown as Assessor's Parcel Number 011-280-022 and 011-280-0 11, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08 and 10/20/08)

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| 8. | 08BAR-00000-00145 | 680 Stonehouse Lane LLC New Single Family
Dwelling, Garage and Guesthouse | 680 Stonehouse Lane |
| | 08LUP-00000-00471 | (Sarah Clark, Planner 568-2059) | Ridgeline: N/A |

Request of Larry Graves, architect for the owner, 680 Stonehouse Lane LLC, to consider Case No. 08BAR-00000-00145 for **further conceptual review/preliminary approval of a new**

residence of approximately 6,552 square feet with an attached garage and a guesthouse of approximately 2,147 square feet. The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-030, located at 680 Stonehouse Lane in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 3/9/09, 3/23/09)

Item will continued to the Montecito Board of Architectural meeting of April 20, 2009.

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks *[Signature]*

DATE: March 20, 2009

RE: 08BAR-00000-00239, Cooper New SFD/Guest House Conversion, 09LUP-
00000-000099, 354 E. Mountain Rd, APN 013-030-033

Preliminary review indicates that the project complies with the all requirements of the 3-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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Subject parcel is located within the Hillside Montecito (H-MON) Overlay which limits the height of structures to 16 feet from existing grade. This height limitation may be adjusted/waived by the Montecito Board of Architectural Review as per the Montecito Architectural Development Standards where the height would not exceed the regulations of the zoning ordinance height limit of 32 feet.

The Tea Fire destroyed the existing dwelling which will be rebuilt to the same size and location and will be converted to a Guest House upon completion of the project.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a new single family dwelling of approximately 2,943 gross sq. ft. (2,440 sq. ft. net), cabana of approximately 552 gross sq. ft. (506 sq. ft. net), and a garage of approximately 544 gross sq. ft. (502 sq. ft. net). Also proposed is a new pool and hardscape/landscape elements including new deck and patio areas. The existing dwelling is proposed to be converted to a Guest House use with no kitchen. The height of the proposed dwelling will be 25 feet. The project proposes approximately 750 cubic yards of grading including 630 cu. yards cut, 120 cu. yards fill and approximately 510 cu. yards export to prepare the site for the proposed dwelling and create the driveway and new parking area. No native vegetation or trees are proposed for removal. Access will continue to be taken off East Mountain Drive via a private road easement. The residence will continue to be served by the Montecito Water District, a private septic system and Montecito Fire District. The property is a 2.85-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-033, located at 354 East Mountain 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujó

FROM: Nicole Mashore, Planner

DATE: April 6, 2009

RE: Tweddle New Single Family Dwelling & Guesthouse, 08BAR-00000-00127
08DVP-00000-00029, 1395 Oak Creek Canyon Road, APN: 011-280-022

The proposed project is subject requirements of the RMZ-40 and RMZ-100 zones, 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:

FURTHER CONCEPTUAL review by your board.

PLEASE SPECIFICALLY COMMENT ON:

- **GRADING** –If possible, please make findings for Hillside Development Standard 7:

Project grading shall not exceed 1500 cubic yards of cut or fill, unless additional grading is necessary to allow reasonable development of the property or to achieve reasonable vehicular access. Exception: Excavation not apparent from the exterior such as for basements entirely below grade, crawl spaces, swimming pools, underground water storage tanks, etc., shall not be included in the grading calculations under this provision. Grading may exceed 1500 cubic yards if BAR can make all of the following findings:

- a. The proposed grading respects the significant natural land forms of the site and blends with adjacent properties.

MBAR: _____

b. The graded slopes relate to the natural contours of the site.

MBAR: _____

c. The length and height of retaining walls have been minimized to the maximum extent feasible.

MBAR: _____

d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less required grading for the primary residence and/or access road.

MBAR: _____

• **HEIGHT** – If possible, please make findings for a height exception request for the proposed pergola. In order to do so, following criteria must be met:

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

MBAR: _____

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 Article IV, sections 35-430.1 through 35-430.10.

MBAR: _____

c. Drainage plans have been prepared which minimize erosional impacts.

MBAR: _____

d. The project includes fire-retardant landscaping.

MBAR: _____

- **SWIMMING POOL** – Please comment on the required findings for approval of a pool in the Resource Management Zone:
 - a. The development of the swimming pool(s) will require only minimal alteration of the topography
 - b. The development of the proposed swimming pool(s) will not cause erosion, sedimentation, runoff, siltation, or an identified significant adverse impact on downstream water courses or water bodies.
 - c. The development of the proposed swimming pool(s) and/or water storage tank(s) will not cause any significant adverse impact on environmentally sensitive habitat areas, plant species, or biological resources.
 - d. The proposed swimming pool(s) and/or water storage tank(s) will be screened from public view.

MBAR: _____

PROJECT DESCRIPTION:

The proposed project is a Development Plan (Case No. 08DVP-00000-00029) for a new residence of approximately 5,022 square feet (including a 3,910 square foot main level and 1,112 square foot basement), 776 square foot attached garage, 749 square foot detached guesthouse, pool, spa, retaining walls of up to eight feet in height, landscape, hardscape, grading of approximately 5,291 cubic yards of cut and 564 cubic yards of fill, removal of 11 oak trees and replacement planting including 92 replacement oak trees. The proposed project is also for a Conditional Use Permit (Case No. 08CUP-00000-00078) to allow for new entry gates of 11’8” tall and posts of 10’9” tall.

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 Development Plan and/or Zoning Clearance phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Development plan is subject to my review.**

cc: Case File (to Planner)
David Villalobos
Steve Fort, Agent
Montecito Association

BOB EASTON AIA ARCHITECT

1505 East Valley Road, Suite E
1400 EAST VALLEY ROAD
MONTECITO, CA 93108

805 969 5051
FAX 805 969 3292

April 2, 2009

Holly Bradbury, Planner
County of Santa Barbara
Building and Safety
123 Anapamu St.
Santa Barbara, CA 93102

SUBJECT: 07BAR-00000-00166 (07LUP-00000-00453)
Stone Pool Cabana
660 Stonehouse Lane
Santa Barbara, CA 93108

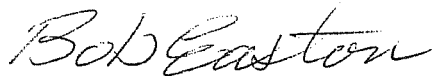
Re: April 6, 2009 MBAR Agenda, Item 7.

Holly,

The owners, Fiona and Douglas Stone, have decided to reconsider components of the project and therefore respectfully request that their item be withdrawn from the agenda for the April 6, 2009 MBAR meeting. If this is acceptable, please let us know, alert the MBAR, and continue the item to a later date. We will notify you when we are ready for our next MBAR appearance.

You may contact me at (805) 969-5051 if you would like to discuss this matter or if you have any questions. Thank you.

Sincerely,



Bob Easton
Bob Easton AIA Architect

BY WARE PHILLIPS



DEREK A. WESTEN
ATTORNEY AT LAW
1800 JELINDA DRIVE
SANTA BARBARA, CALIFORNIA 93108

EMAIL: DEREK@WESTENLAW.COM
FACSIMILE: (805) 963-7131
TELEPHONE: (805) 963-7130

April 3, 2009

Via Email

Sharon Foster, Hearing Support
Planning & Development Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara CA 93101

Re: Steven Decker Stonehouse Lane Project

Dear Sharon:

I am writing to request that the hearing on the captioned project, just rescheduled from April 6 to April 20, 2009, actually be heard on April 6, or, if that is not possible, that it be continued to a date in June.

The hearing was initially calendared for March 23, 2009, with the consent of the applicant and with the approval of the neighbors present, to allow the applicant to erect story poles. Then, with no consultation with the neighbors it was continued to April 6. We have just learned that the hearing has now been continued second time, to April 20.

Shirley Purkait, one of the most affected neighbors, will be out of the country on that date. It is my understanding that the Drains, who are similarly affected, will be unavailable for the balance of April and for all of May.

The story poles seem to be in place, so there is no reason why the hearing cannot proceed on April 6. Moreover, the neighbors have guests coming over the holidays and do not want to have to see the story poles for a long period of time pending a long-delayed hearing.

Each time this matter has been calendared the neighbors have adjusted their schedules so that they can participate. This time they cannot make the adjustment. This matter has been pending so long that there is no justification for the applicant to now insist on having the hearing at a time when the most affected neighbors cannot be present.

The hearing should proceed on April 6. If that cannot happen, it should be continued to June and the poles removed in the interim.

Sincerely,

Derek A. Westen
Attorney at Law



DEREK A. WESTEN
ATTORNEY AT LAW

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April 3, 2009

cc. Shirley Purkait