



COUNTY OF SANTA BARBARA

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: April 25, 2011

3:00 P.M.

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

- 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.

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- **Site Visit: 1:30**
 - **For Item No. 4 – Van Vliet Addition and Remodel, 1717 Fernald Point Lane**
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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 April 11, 2011 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. | Howe Addition/Remodel,
Garage Conversion and New Pool | 965 Brooktree Lane |
| 11BAR-00000-00029
11LUP-00000-00092 | (Brian Banks, Planner 568-3559) | Ridgeline: Urban |

Request of Tom Smith, architect for the owner, Michael Howe, to consider Case No. 11BAR-00000-00029 for **final approval on consent 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 4 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, a new tile roof, and a new entry gate.** 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. (Continued from 3/28/11, 4/11/11)

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|---|--|-----------------------------|
| C-2. | 281 Hot Springs, LLC | 281 Hot Springs Road |
| 11BAR-00000-00038
11LUP-00000-00119 | Roof, Landscape and Driveway Changes
(Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Don Nulty, architect for the owners, 281 Hot Springs, LLC, to consider Case No. 11BAR-00000-00038 for **preliminary/final approval on consent of a new driveway and entry gates, existing entry walls to be raised from 6 feet to 8 feet, a new tennis court to replace the existing sport court, replace existing pool with a new configuration, a new gable roof on the master bathroom and new window changes and remove previously approved doors to the media room.** The following structures currently exist on the parcel: a two story residence of approximately 5275 square feet total, a detached garage of approximately 486 square feet (to be demolished) an detached accessory structure of

approximately 800 square feet (to be demolished), a kitchen addition of approximately 104 square feet, mud room addition of approximately 157 square feet and family room of approximately 396 square feet. . The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 4/11/11)

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.

TEA FIRE PROJECTS

Tea Fire

Steven's Revised New Single Family

- | | | | |
|-----------|--------------------------|-------------------------------------|-------------------------------|
| 1. | 11BAR-00000-00042 | Dwelling and Attached Garage | 70 West Mountain Drive |
| | 11RVP-00000-00027 | (Veronica Lanz Planner, 568-2013) | Ridgeline: N/A |

Request of Dustin Stephens, architect for the owners, Sean Stevens, to consider Case No. 11BAR-00000-00042 for a **revised final approval to reduce the previously approved square footage of a single family dwelling from 1,601 square feet to 1,376 square feet, and reduce the basement/garage from 841 square feet to 434 square feet.** The following structures currently exist on the parcel: Vacant (Tea Fire Rebuild). No grading changes are proposed. The property is a 6.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-024, located at **70 West Mountain Drive** in the Montecito area, First Supervisorial District.

Tea Fire

- | | | | |
|-----------|--------------------------|------------------------------------|--------------------------------|
| 2. | 11BAR-00000-00046 | Moseley Accessory Structure | 269 East Mountain Drive |
| | 11LUP-00000-00046 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Carla Moseley, owner, to consider Case No. 11BAR-00000-00046 for **conceptual review of two as-built accessory structures consisting of a barn of approximately 749 square feet and hay barn of approximately 198 square feet.** The following structures currently exist on the parcel: vacant (dwelling and artist studio destroyed by Tea Fire). 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 013-050-025, located at **269 East Mountain Drive** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

- | | | | |
|-----------|--------------------------|---|-----------------------------|
| 3. | 10BAR-00000-00148 | Walters Living Trust Fence & Trellis | 365 Hot Springs Road |
| | 10LUP-00000-00393 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |

Request of Jennifer Foster, agent for the owners, Christy Kolva, to consider Case No. 10BAR-00000-00148 for **preliminary approval of an unpermitted fence with a garden accessory trellis of approximately 145 square feet.** The following structures currently exist on the parcel: a single family dwelling, an attached garage and an accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-

026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/10, 11/8/11)

CONCEPTUAL REVIEW

4. **11BAR-00000-00024** **Van Vliet Addition and Remodel** **1717 Fernald Point Lane**
11CDH-00000-00008 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Alan & Kathryn Van Vliet, to consider Case No. 11BAR-00000-00024 for a further **conceptual review of an addition of 10 square feet to the existing one story single family dwelling, a second story addition of approximately 396 square feet, an addition to the attached garage of approximately 119 square feet. New fencing, walls and entry gates are proposed as well.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 3,302, an attached garage of approximately 658 square feet, and an attached carport of approximately 119 square feet. The proposed project will require approximately 72 cubic yards of cut and approximately 26 cubic yards of fill. The property is a .42 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-021, located at **1717 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 3/14/11)


5. **11BAR-00000-00049** **Landfried Two Story Addition** **822 Chelham Way**
(No Planner Assigned) Ridgeline: N/A

Request of Kevin Vandervort, architect for the owners, John & Ilze Landfried, to consider Case No. 11BAR-00000-00049 for **conceptual review of an addition to a story single family dwelling, with the first floor addition being approximately 4 square feet, and the second story addition being approximately 346 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 1,878 square feet, with the first floor being approximately 691 square feet (one square foot to be demolished) the second story being approximately 1187 square feet. The proposed project will not require grading. The property is a .22 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-005, located at **822 Chelham Way** 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: April 21, 2011

RE: 11BAR-00000-00038, 281 Hot Springs LLC Tennis Court/Pool/Landscape,
11LUP-00000-00119, 281 Hot Springs Rd, APN 009-070-008

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:

- PRELIMINARY
- PRELIMINARY/FINAL ON CONSENT
- FINAL ON CONSENT
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Landscape and lighting
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow for demolition of the existing pool and construction of new pool, new tennis court with eight foot tall fence, raising approved driveway wall (west wall only) from six feet to eight feet, new entry gate and gate posts, new (western) driveway and entry gates, addition of two windows to master bathroom, and new roof over master bathroom. Grading of approx. 40 cu. yards cut/40 cu. yards fill is proposed. Also proposed is the removal of one diseased oak and several non-native landscape trees along with new landscaping. 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 Hot Springs Road. The property is a 1.02-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-039, located at 337 Hot Springs 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: Veronica Lanz

DATE: April 14, 1011

RE: 01BAR-00000-0000042 Stevens Tea Fire Rebuild, 70 West Mountain Drive
Case No. 11RVP-00000-00027, APN 013-020-024

Preliminary review indicates that the project complies with 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:

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

APPROVAL by your board.

REVISED PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow for the construction of a new single-family residence with attached garage (Tea Fire rebuild). The residence will be approximately 1,376 square feet in size with a 434 square foot basement/garage and reaches approximately 21 feet in height above existing grade. A 780 square foot greenhouse would also be developed as part of the project. A Grading will include approximately 580 cubic yards of cut and 304 cubic yards of fill, with a net excess of 276 cubic yards to be exported from the site. No trees are proposed for removal. The parcel will be served by a private water system, a private septic system, and the Montecito Fire District. Access will continue to be provided off of West Mountain Drive. The property is a 6.03-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-024, located at 70 West Mountain Drive in the Montecito Area, 1st Supervisorial District.

ORIGINAL PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow for the construction of a new single-family residence with attached garage (Tea Fire rebuild). The residence will be approximately 1,601 square feet in size with an 841 square foot basement/garage and reaches approximately 21 feet in height above existing grade. A 780 square foot greenhouse would also be developed as part of the project. A Grading will include approximately 580 cubic yards of cut and 304 cubic yards of fill, with a net excess of 276 cubic yards to be exported from the site. No trees are proposed for removal. The parcel will be served by a private water system, a private septic system, and the Montecito Fire District. Access will continue to be provided off of West Mountain Drive. The property is a 6.03-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-024, located at 70 West Mountain Drive in the Montecito 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 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
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: J. Ritterbeck, Planner

DATE: April 25, 2011

RE: 10BAR-00000-00148: Kolva/Walters Trust Fence & ESH Restoration
365 Hot Springs Road, Montecito Case No. 10LUP-00000-00393, APN 009-070-026

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, subject to certain conditions.

Fences/walls/gateposts & gates are included as part of the overall architectural review.

This project may proceed for:

PRELIMINARY APPROVAL by your board.

PLANNER COMMENTS:

Applicant has worked with P&D staff to address on Planning and Zoning concerns.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to legalize the unpermitted construction of a new fence with a lattice-like structure atop to support vegetation. The fence is approximately 8 feet in height, except where it extends into the required 25 foot rear setback where it will not exceed 6 feet in height. Grading would include less than 50 cubic yards of fill. The project also includes a total of two Eucalyptus trees previously removed from the project area, vegetation removal and encroachment into the dripline area of protected oaks, all of which will be subject to a Restoration Plan, prepared by a County-qualified biologist, Althouse and Meade, Inc, dated September 22, 2010.

The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Department. Access would continue to be provided off of a private driveway accessed from Hot Springs Road. The property is a 1.3-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-026, located at 365 Hot Springs Road 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 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

FROM: Nicole Lieu, Planner X8068

DATE: April 18, 2011 for April 25, 2011

RE: Van Vilet Addition and Wall, 1717 Fernald Point Lane, APN: 007-380-021
Case No.11BAR-00000-00024, 10CDH-00000-00008, 11CUP-00000-00011

Preliminary review indicates that the project complies with the all zoning requirements for the 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:

FURTHER CONCEPTUAL
 PRELIMINARY
 FINAL
 REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for further conceptual review of an addition of 10 square feet to the existing one story single family dwelling, a second story addition of approximately 396 square feet, an addition to the attached garage of approximately 119 square feet. New fencing, walls and entry gates are proposed as well. The proposed project will require approximately 72 cubic yards of cut and approximately 26 cubic yards of fill. The property is a .42 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-021, located at 1717 Fernald Point Lane 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 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
David Villalobos
Applicant/Agent

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks

DATE: April 19, 2011

RE: 11BAR-00000-00029Howe Additions/Grading, 11LUP-00000-00092, 965
Brooktree Rd, APN 011-060-012

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:

- CONCEPTUAL**
- PRELIMINARY**
- FINAL on CONSENT**
- REVISED FINAL**

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Please comment on revised landscape plan
 - Note: Entry gate relocated to be outside of setback and gatepost height increased to 10 feet.
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PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, a new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet to habitable space, new covered patio addition and deck, new front patio area with new pool and retaining walls of 4 feet, and 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, a new tile roof, and a entry gate of 10 feet in height located outside of the front setback. Grading of approximately 250 cu. yards cut / 250 cu. yards fill is proposed. No tree removal is proposed. The residence will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. 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 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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