



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: May 3, 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
Derrik 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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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 19, 2010 will be considered.

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

STAFF UPDATE:

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

PRELIMINARY APPROVAL

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| 1. | 10BAR-00000-00020
10CDP-00000-00020 | Gore New SFD, Detached 3 Car Garage
Cabana and Workshop
(Kimberley McCarthy, Planner 568-2005) | 1775 Jelinda Drive
Ridgeline: N/A |
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Request of Steve Willson, designer for the owners, Suzanne Gore, to consider Case No. 10BAR-00000-00020 for **preliminary approval of a new single family dwelling of approximately 4,663 square feet, a pool cabana of approximately 431 square feet, a detached garage of approximately 756 square feet, and a workshop of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 1.61 acre parcel zoned 2- E-1 and shown as Assessor's Parcel Number 007-530-010, located at **1775 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 2/22/10)

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| 2. | 09BAR-00000-00206
09LUP-00000-00527 | Barone Cabana Addition
(Mark Walter, Planner 568-2852) | 969 Brooktree Road
Ridgeline: N/A |
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Request of Justin Van Mullem, architect for the owners, Charles Barone, to consider Case No. 09BAR-00000-00206 for **preliminary review of a new cabana of approximately 728 square feet with a maximum height of 14'x6", a new retaining wall of approximately 7foot maximum height, a new walkway and stairs and a 506 square foot new patio.** The following structures currently exist on the parcel: a single family residence of approximately 4047 square feet and an attached garage of approximately 693 square feet. The proposed project will require approximately 240 cubic yards of cut and no fill. The property is a .91 acre parcel zoned 2E-1 and shown as Assessor's Parcel Number 011-060-011, located at **969 Brooktree Road** in the Montecito area, First Supervisorial District. (Continued from 1/4/10)

CONCEPTUAL REVIEW

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| 3. | 10BAR-00000-00065 | Sloan New
Single Family Residence
(Kimberley McCarthy, Planner 568-2005) | 2600 Sycamore Canyon Road
Ridgeline: N/A |
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Request of Jennifer Foster, agent for the owner, Scott Sloan, to consider Case No. 10BAR-00000-00065 for **conceptual review of a new two story residence, the first floor being approximately 2060 square feet, the second floor being approximately 2076 square feet, an attached garage of approximately 837 square feet.** The following structures currently exist on the parcel and will be demolished: a two story residence with the first floor being approximately 1704 square feet. (gross) the second floor being approximately 853 square feet (gross) and a detached guesthouse of approximately 240 square feet (gross). The proposed project will require approximately 1400 cubic yards of cut and approximately 800 cubic yards of fill. The property is a .88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-016, located at **2600 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

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| 4. | 10BAR-00000-00066 | Demetrios/Nagel SFD Additions | 2120 Forge Road |
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(No Planner Assigned)

Ridgeline: N/A/

Request of Joe Reeves, agent for the owners, Aris Demetrios & Ilene Nagel, to consider Case No. 10BAR-00000-00066 for **conceptual review of an addition to the existing residence of approximately 1635 square feet and a attached garage of approximately 472 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,907 square feet with an attached garage of approximately 428 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill or will not require grading. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-011, located at **2120 Forge Road** 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, Planner *KM*

DATE: April 7, 2010

RE: 10BAR-00000-00020/10CDP-00000-00016, Gore SFD & Accessory Structures

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 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:

The project site has a recommended floor area ratio of 5,337 square feet [4,300 + (1,700 x .61 = 5,337 square feet)]. The proposed dwelling will be approximately 4,910 square feet, 427 square feet below the maximum recommended floor area ratio. The project has been review and conceptually approved by the Ennisbrook Home Owners Association.

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow the construction of a new single family dwelling, three detached accessory structures (garage, workshop & pool

cabana) and a pool. The dwelling is approximately 4,910 square feet (net) in size (lower level approximately 1,165 square feet, main level approximately 2,996 square feet and upper level approximately 749 square feet). The maximum height of this structure is 21 feet. The three-car garage is approximately 738 square feet (net) in size, with a maximum height of 11.5 feet. The workshop is approximately 538 square feet in size and approximately 16 feet in height. The pool cabana is approximately 641 square feet in size, 16 feet in height. A perimeter wall approximately five feet in height with a formal entry gate is proposed along the Jelinda Road frontage, gateposts for the entry will have a maximum height of seven feet. Approximately 919 cubic yards of cut and 936 cubic yards of fill will be required to prepare the site for development. The project will not require the removal of any native vegetation or trees. The residential development will 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 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.**

xc: Case File, 10CDP-00000-00016
David Villalobos
Steve Wilson (willondesign@gmail.com)
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Mark Walter

DATE: May 3, 2010

RE: Barone Cabana

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
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Please comment on adequacy of the proposed landscaping to soften and complement the visual impact of the new structure and 7-foot retaining wall. Please note that no exterior lighting has been proposed as part of the project, but if applicant intends to install such lighting, no uplighting shall be allowed and the proposed lighting plan will need to be reviewed by your Board as part of Final review and approval.

PROJECT DESCRIPTION:

The proposed project is for a new cabana of approximately 728 square feet with a maximum height of 14'6'', a new retaining wall of approximately 7 foot maximum height, new walkway and stairs and 506 square feet of new patio. The proposed project will require approximately 240 cubic yards of cut and no fill.

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

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