



COUNTY OF SANTA BARBARA

REVISED AGENDA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW AGENDA**

**BOARD OF SUPERVISORS HEARING ROOM
SANTA BARBARA COUNTY
ADMINISTRATION BUILDING, 4th FLOOR
105 EAST ANAPAMU STREET,
SANTA BARBARA, CA 93101**

**Meeting Date: May 4, 2009
3:00 P.M**

**Revisions: Project dropped from the agenda: Singer Remodel/Addition/New Garage- 08BAR-00000-00196
Item #8 has been added to the standard agenda, 09BAR-00000-00027- Valle New Single Family Dwelling,
Pool/Cabana/Accessory Structure.**

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzler	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. # 5 – 680 Stonehouse Lane LLC Single Family Dwelling, Garage and Guest House.

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 20, 2009 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. STAFF UPDATE:**

STANDARD AGENDA:

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

- Cooper New Residence**

1. 08BAR-00000-00239 With Attached Garage and Cabana 354 East Mountain Drive
(Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of Ken Radtkey, architect for the owners, Kent and Sophie Cooper, to consider Case No. 08BAR-00000-00239 for **final approval of a new residence of approximately 2,440 Square feet with attached garage of approximately 502 square feet, and cabana of approximately 506 square feet.** No structures currently exists on the parcel, all destroyed in the Tea Fire. The proposed project will require approximately 630 cubic yards of cut and approximately 120 cubic yards of fill. 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 area, First Supervisorial. (Continued from 11/3/08, 4/6/09, 4/20/09)
- La Paz Trust SFD Tea Fire 999 La Paz Road**

2. 09BAR-00000-00065 La Paz Trust SFD Tea Fire 999 La Paz Road
(Noel Langle, Case Manager 568-2067) Ridgeline: N/A

Request of Cearnal Andrulaitis, LLP, architect for the owners, La Paz Trust, to consider Case No. 09BAR-00000-00065 for **conceptual review of a new single family two story residence of approximately 8,131 square feet with the first floor consisting of 5,461 square feet with the second story consisting of approximately 2,670 square feet and a basement of approximately 1,550 square feet, a second residence of approximately 946 square feet, a artist studio of approximately 352 square feet a detached garage of approximately 1,260 square feet and a pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: a detached garage of approximately 1,003, (to be demolished) all other structures destroyed in the Tea Fire. The proposed project will require approximately 703 cubic yards of cut and no fill. The property is a 3.70 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-003, located at **999 La Paz Road** in the Montecito area, First Supervisorial District.

3. **09BAR-00000-00048** **Marmonte Tea Fire Rebuild** **330 East Mountain Drive**
 09LUP-00000-00114 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Dale Pekarek, agent for the owners, Rocco & Viola Maramonte, to consider Case No. 09BAR-00000-00048 for **further conceptual review of a new two story family residence of approximately 2,738 square feet (with the first floor being approximately 1, 268 square feet and the second floor being approximately 1,470 square feet) with a second floor deck area of approximately 637 square feet and an attached garage of approximately 435 square feet.** Nothing currently exists on the parcel: House destroyed by the fire. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at **330 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/6/09)

4. **08BAR-00000-00131** **Cherner New Single Family Dwelling, Garage and Pool** **813 Romero Canyon Road**
 08LUP-00000-00308 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owners, Stephen and Vicki Cherner, to consider Case No. 08BAR-00000-00131 for **revised preliminary/final approval of a new two-story residence of approximately 5,261 square feet with an approximately 798 square foot underground garage, 603 square foot basement, and pool.** There are no structures currently on the parcel. The proposed project will require approximately 1,076 cubic yards of cut and approximately 895 cubic yards of fill. The property is a 5.51 acre parcel zoned 5-E-1 shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08 and 9/22/08, 10/06/08)

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

5. **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, 4/6/09)

6. **07BAR-00000-00294** **Chow/Tan Demo/Rebuild** **1705 Glen Oaks Drive**
 07LUP-00000-00294 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
 07CDP-00000-00116

Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **final approval of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet; second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet

and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 11/17/08, 2/9/09)

7. **09BAR-00000-00063** **Kuyt-Devor Demo/Rebuild SFD** **275 Butterfly Lane**
(No Planner Assigned) Ridgeline: Urban

Request of Bryan Pollard architect for the owners, Fred Kuyt and Melissa Devor, to consider Case No.09BAR-00000-00063 for **conceptual review of a two story single family dwelling of approximately 3,54 square feet with the first floor consisting of approximately 2,410 square feet with the second floor consisting of approximately 1,130 square feet and an existing two story attached garage of approximately 420 square feet and a accessory structure of approximately 428 square feet.** The following structures currently exist on the parcel: single family dwelling (to be demolished) of approximately 1,500 square feet. The proposed project will require approximately 65 cubic yards of cut and no fill. The property is a .51 acre/square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at **275 Butterfly Lane** in the Montecito area, First Supervisorial District.


8. **09BAR-00000-00027** **Valle New Single Family Dwelling** **403 Woodley Road**
Pool /Cabana /Accessory Structure
09LUP-00000-00077 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Bob Easton architect for the owner, Charles Valle, to consider Case No. 09BAR-00000-00027 for **further conceptual review of a new single family residence of approximately 4,724 square feet, an attached garage of approximately 506 square feet and a cabana of approximately 364 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 1.004 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-070, located at **403 Woodley Road** in the Montecito area, First Supervisorial District. (Continued from 3/9/09, 3/23/09)

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks 

DATE: April 28, 2009

RE: 08BAR-00000-00239, Cooper New SFD/Guest House Conversion, 09LUP-00000-00099, 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:

Montecito Fire review complete and no issues with landscape plan as reviewed at preliminary hearing.

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), a garage of approximately 544 gross sq. ft. (502 sq. ft. net). A new pool and hardscape/landscape elements, including new deck and patio areas, are also proposed. The existing dwelling is proposed to be converted to a Guest House use and the kitchen removed. The height of the proposed dwelling will be approximately 16 feet as measured from existing grade. The project proposes grading of approximately 630 cu. yards cut and 120 cu. yards of fill to prepare the site for the proposed dwelling and create the driveway and new parking area. One fire-damaged oak tree is 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner II

DATE: May 4, 2009

RE: 08BAR-00000-00131, Cherner New SFD
08LUP-00000-00308, 813 Romero Canyon Road, APN 007-080-039

Preliminary review indicates that the project complies with the all requirements of the 5-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/gates are included as part of the overall architectural review of the project.

This project may proceed for:

**PRELIMINARY/FINAL
APPROVAL** by your board.

PLANNER COMMENTS:

- There are no zoning issues associated with this project.
 - The project may proceed for preliminary/final approval.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new 5,261 square foot two-story, single-family dwelling (SFD) with a 798 square foot underground garage, 603 square foot basement, and pool. Grading will include 1,076 cubic yards of cut and 895 cubic yards of fill, and 181 cubic yards of export. No native vegetation or trees will be removed as a part of this project. The parcel will be served by a private septic system, Montecito Water District, and Montecito Fire District. Access will be provided along an existing easement off of Romero Canyon Road. The property is a 5.51-acre lot, zoned 5-E-1 and shown as Assessor Parcel Number 007-080-039, located at 813 Romero Canyon Road, Montecito, 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
Jan Hochhauser, 122 East Arrellaga Street, Santa Barbara, CA 93101
Montecito Association
Anne Almy, Supervising Planner

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Sarah Clark

DATE: March 4, 2009

RE: Decker SFD, 680 Stonehouse Lane
08LUP-00000-00471; 08BAR-00000-00145

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:

The proposed project meets all requirements of the 2-E-1 zone district and the Conditions of Approval of TM 14,496.

Several neighbors have come forward with concerns about the project, including size, bulk, and scale, landscaping, and obstruction of mountain views.

PROJECT DESCRIPTION:

Land Use Permit for a new 6,552 sq. ft. single-family dwelling, 1,409 sq. ft. attached garage, and 800 sq. ft. guesthouse. Grading will include 100 cubic yards of cut and 400 cubic yards of fill. Two oak trees and one black acacia tree are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will be provided off of Stonehouse Lane. The property is a 2.01-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, 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: May 8, 2009

RE: 07BAR-00000-00294, Chow/Tan Demo/Rebuild, 07LUP-00000-00771,
1705 Glen Oaks Drive, APN 007-181-009

Preliminary review indicates that the project complies with all of the 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/gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

FINAL APPROVAL by your board.

PLANNER COMMENTS:

LUP was approved on March 4, 2009.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet, second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. Grading quantities are unknown at this point in the review process. No trees are proposed for removal. The parcel will be served by the Montecito Water District, the Motecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Glen Oaks Drive. The property is a 1.14-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at 1705 Glen Oaks Drive in the Montecito Community Plan 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)
David Villalobos
Applicant/Agent
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Megan Lowery

DATE: May 4, 2009

RE: Singer Garage Conversion and 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is a request for the addition of 382 square feet and conversion of the existing 278 square foot carport into a two-car garage. The following structures currently exist on the parcel: residence of approximately 2,869 square feet. The proposed project will require approximately 24 cubic yards of cut and approximately 24 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.

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
Agent: Sophie Calvin, P.O. Box 50716, Santa Barbara, CA 93150
Montecito Association

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