



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: May 17, 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
Derrick 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 May 3, 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-00000-00021 Gifford Garage Addition 694 Sycamore Canyon Road**
10LUP-00000-00046 (Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A

Request of Bildsten & Sherwin, architect for the owners, Nancy & Michael Gifford , to consider Case No. 10BAR-00000-00021 for **final approval on consent of a new detached garage of approximately 600 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4,597 square feet with an attached garage of approximately 875 square feet. The proposed project will require no cut and approximately 22 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-059, located at **2694 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 2/22/10)

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.

- 1. 09BAR-00000-00065 Tea Fire - La Paz Trust SFD 999 La Paz Road**
09LUP-00000-00303 (Brian Banks, Planner, (805) 568-3559 Noel Langle, Case Manager 568-2067) Ridgeline: N/A

Request of Cearnal Andrulaitis, LLP, architect for the owner, La Paz Trust, to consider Case No. 09BAR-00000-00065 for **final approval of a new two story residence of approximately 7,573 square feet, a finished basement of approximately 1,315 square feet, an attached garage of approximately 798 square feet, pool cabana of approximately 800 square feet, 150 sq. ft. garden shed, and various landscape, hardscape and driveway improvements.** The following structures currently exist on the parcel: a detached garage of approximately 1,003 sq. ft.; all other structures destroyed in the Tea Fire. The proposed project will require approximately 761cubic yards of cut and 761cubic yards of 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. (Continued 5/04/09, 9/14/09)

- 2. 10BAR-00000-00070 Tea Fire Rebuild 955 La Paz Road**
10LUP-00000-00151 Westmont College Modular Trailer (Alex Tuttle, Planner 568-6844) Ridgeline: N/A

Request of Randy Jones, agent for the owner, Westmont College, to consider Case No. 10BAR-00000-00070 for **conceptual review, preliminary/final approval of a modular trailer of approximately 1,440 square feet to replace the Physics building lost in the fire.** The following structures currently exist on the parcel: Westmont College. The proposed project will not require grading. The property is a 50.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-080-007, located at **955 La Paz Road** in the Montecito area, First Supervisorial District.

Tea Fire Stevens

3. **09BAR-00000-00158** **Single Family Dwelling Rebuild** **70 West Mountain Drive**
10LUP-00000-00119 (Errin Briggs, Planner, 568-2047) Ridgeline: N/A

Request of Dustin Stephens, agent for the owners, Sean and Angela Stevens, to consider Case No. 09BAR-00000-00158 for **preliminary/final approval of a new single family dwelling, with the first floor consisting of 1,580 square feet and the basement consisting of approximately 464 feet.** No structures currently exists on the property. The proposed project will require approximately 550 cubic yards of cut and approximately 200 cubic yards of fill. 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. (Continued from 10/12/10)

4. **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 **preliminary/final approval 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. (Continued from 4/5/10)

5. **10BAR-00000-00077** **Grimm Addition** **1377 East Valley Road**
10LUP-00000-00163 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, Charles Grimm, to consider Case No. 10BAR-00000-00077 for **conceptual review & preliminary/final approval of a second story addition to an existing two story single family dwelling of approximately 187 square feet. The following structures currently exist on the parcel:** a two story single family dwelling with the first floor being approximately 4,122 square feet, the second floor being approximately 1,639 square feet, two detached garages, one being approximately 468 square feet, the second garage being approximately 770 square feet, a pool cabana of approximately 320 square feet, a pool pavilion of approximately 479 square feet, a basement/storage building of approximately 672 square feet and a guesthouse of approximately 1,529 square feet. The proposed project will not require grading. The property is a 1.74 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-016, located at **1377 East Valley Road** in the Montecito area, First Supervisorial District.

6. **10BAR-00000-00078** **Aptaker Demo/New Three Story**
Single Family Dwelling & Attached Garage **671 Buena Vista Dr.**
(No Planner Assigned) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Pat & Evan Aptaker, to consider Case No. 10BAR-00000-00078 for **conceptual review of a new three story single family residence with the first floor being approximately 3,847 square feet, the second floor being approximately 2,086 square feet with a third story element of approximately 180 square feet with an attached garage of approximately 700 square feet .** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1380 square feet, the second story being approximately 1,207 and an attached garage of approximately 736 square feet, (all to be demolished). The proposed project will not require grading. The property is a 1.03 acre

foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Dr.** in the Montecito area, First Supervisorial District.

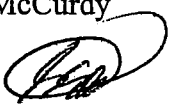
7. **10BAR-00000-00075** **Thayer New Single Family Dwelling** **1515 Mimosa Lane**
10CDP-00000-00031 (Brian Banks, Planner 568-2005) Ridgeline: N/A

Request of Neumann Mendro Andrulaitis , architects for the owner, Thomas Thayer , to consider Case No. 10BAR-00000-00075 for **conceptual review/preliminary approval of a new single story residence of approximately 2,602 square feet with an attached garage of approximately 480 square feet.** The following structures currently exist on the parcel: a 1,275 square foot single family residence (to be demolished). The proposed project will require approximately 100 cubic yards of cut and approximately 145 cubic yards of fill. The property is a .33 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-026, located at **1515 Mimosa Lane** 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 27, 2010

RE: 09BAR-00000-00065, Tea Fire/La Paz Trust SFD & Cabana, 09LUP-00000-00303, 999 La Paz Rd, APN 013-060-003

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:

CONCEPTUAL
 PRELIMINARY
 FINAL
 REVISED-FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: The destroyed guest cottage (second residence) was deemed to be a legal-nonconforming dwelling and will be processed under a separate permit exemption.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a new 7,573 sq. ft. (net) single family dwelling with a 1,315 sq. ft. (net) finished basement to replace a dwelling destroyed by the Tea Fire. Also proposed is a 798 sq. ft. (net) garage, 800 sq. ft. (net) pool cabana, 150 sq. ft. garden shed, and various landscape, hardscape and driveway improvements. The proposed residence will be two-story with a maximum height of 24 feet. The legal non-conforming approximately 1,215 sq. ft. guest cottage is proposed to be rebuilt under a separate permit exemption. Grading of approximately 761 cu. yards cut/761 cu. yards fill proposed. No tree or native vegetation removal is proposed. The proposed residence will be served by the Montecito Water District, Montecito Sanitary District and Montecito Fire District. Access to the site will continue to be provided from La Paz Road. The property is a 3.70-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-003, located at 999 La Paz 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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TYPE	LUMINAIRE DESCRIPTION	MANUFACTURER / CATALOG #	LAMP QTY.	LAMP WATT.	LAMP MAN. & CAT. #	VOLT.	LOCATION & NOTES
EXTERIOR DECORATIVE FIXTURES							
C1	Tree hung salvaged lanterns fitted with LED light source						Oak Grove
C2	Stake mounted LED mounted behind art						Throughout
C3	Gate mounted LED lantern						Front Gate
C4	Stone niche mounted LED						Driveway
C5A	Building mounted LED						Herb Garden Shed
C5B	Building mounted LED						Herb Garden Shed
C6	Surface/pendant LED						Family Room Patio
C7	Building mounted LED						Garage
C8	Niche mounted LED						Pool Cabana
C9	Niche mounted LED						Front Door
C10	Niche mounted LED						Back Patio
C11	Sconce LED						Back Patio
EXTERIOR FIXTURES							
EX1	Tree mounted LED accent light. Finish by Architect. Mounting canopy TBD.	BK Lighting #MN-LED-e16-SP-FINISH-12-11-A-360SL	1	8	By manufacturer.	12	Throughout *Use remote 12VAC transformer
EX2	LED steplight.	BK Lighting #MN-LED-e16-SP-FINISH-12-11-A-360SL	1	8	By manufacturer.	12	Throughout *Use remote 12VAC transformer
EX3	Building mounted LED accent light. Finish by Architect. Mounting canopy TBD.	BK Lighting #MN-LED-e16-SP-FINISH-12-11-A-360SL	1	8	By manufacturer.	12	Throughout
EX4	In-ground recessed LED accent light. Backbox dimensions 12"D x 6" dia Faceplate dimensions 6-5/8" dia	BK Lighting #AW-LED-e22-SP-FINISH-12-11	1	8	By manufacturer.	12	Trellis walkways *Use remote 12VAC transformer
EX5	Fountain Light	To follow based on fountain design					Herb Garden
EX6	LED Pathlight (various)						Throughout
EX7	In-ground recessed LED wall wash						Foot Path
EX8	Pendant mounted LED						Garage Walkway
EX9	Stone bench mounted LED lantern						Fire Pit
GENERAL NOTES							

1. Information shown in **bold** text denotes latest revisions to the fixture schedule.
2. No substitutions allowed for fixtures or lamps without prior approval by Lighting Designer. Alternate lamp manufacturers: Sylvania & GE unless otherwise noted.
3. This specification does not relieve the Contractor from responsibility for the following:
 - a. Full compliance with the requirements of all contract documents, drawings, specifications and all applicable code requirements.
 - b. Incorrect fill dimensions, linear space fill, ventilation requirements, clearances, ceiling heights and ceiling construction.
 - c. Confirming and correlating all lighting equipment quantities and dimensions.
 - d. Coordinating his or her work with that of all other trades.
 - e. Performing all work in a safe and satisfactory manner.
 - f. Furnishing all devices necessary for safe operation in compliance with all applicable codes.
4. Contractor shall coordinate ceiling types with compatible luminaire trim, housings and mounting hardware.
5. Contractor shall install fixtures per manufacturer's recommendation and supply all additional mounting hardware required, including earthquake clips if required.
6. Architect shall confirm all selected luminaire finishes and trim options prior to ordering.
7. Contractor shall supply adequate ventilation for all fixtures & install with the minimum code-required and manufacturer's specified clearances around housing so that manufacturer's specified ambient operating temperature is not exceeded and premature lamp, transformer or ballast failure is prevented.
8. Contractor shall field verify all run lengths of linear lighting, track, busway, perimeter wallwashers, and strips shown on drawings prior to ordering.
9. Contractor to supply all linear lighting, track, busway, perimeter wallwashers, and strips with all joiners, connectors, and miscellaneous hardware as required for a complete installation.
10. Contractor shall confirm all lighting equipment supply voltages prior to ordering.
11. Contractor shall verify that all lighting equipment bears a "U.L. Listed" label appropriate for the specific application and meets all applicable code requirements.
12. Contractor shall verify that all lighting equipment bears clear labeling specifying exact lamping and maximum wattage allowed.
13. Contractor to provide all lamps as specified in fixture schedule of same manufacturing batch with identical lamp codes.
14. Contractor to provide an additional 10% extra lamps for stock purposes.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Alex Tuttle, 884-6844

DATE: May 12, 2010

RE: 10BAR-00000-00070, Westmont College Modular Trailer Tea Fire Rebuild,
10LUP-00000-00151, 955 La Paz Road, APN 013-080-007

Preliminary review indicates that the project complies with the all requirements of the 1-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 checked="" type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project involves retaining an existing construction modular trailer for use as a permanent replacement for the Physics Building that was destroyed in the Tea Fire. The location of the trailer differs from the location of the burned Physics Building, triggering a Land Use Permit. Please review the project for neighborhood compatibility, including its siting, proximity to adjacent properties, color and building materials, and landscaping.

PROJECT DESCRIPTION:

The proposed project is for approval of an existing 1,440 square foot modular trailer (used during Phase 1 construction) to be permitted as a permanent structure to replace the Physics Building destroyed in the Tea Fire. No grading or vegetation removal is required.

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
Randy Jones, Westmont College, 955 La Paz Road, Santa Barbara, CA 93108
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Errin Briggs, Planner

DATE: May 17, 2010

RE: 09BAR-00000-00158, Stevens Tea Fire Rebuild, 70 West Mountain Drive
Case No. 10LUP-00000-00119, 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:

- PRELIMINARY**
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

MBAR Comments from previous Conceptual Review on October 12, 2010:

1. This is an exciting project; love the design and appreciate the size.
2. The architecture and use of native materials are great.
3. It would be nice to document the landscaping theme (i.e. subtropical)
4. With its thin and horizontal architecture, the structure fits into the existing bench, and is not fighting the land.
5. The MBAR supports the exception for height for the small portion ($\leq 10\%$) of the house that exceeds the height limit.
6. Need to check with the Montecito Fire Department to see if the glass is ok given the high fire hazard area location.
7. Night lighting should be integrated into the design, and should consist of down-lighting.
8. The MBAR is interested in seeing the rammed earth samples.

9. Story poles are not required.

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 II
DATE: May 17, 2010
RE: Case #: 10LUP-00000-00095 APN: 013-170-035
Project Name: Singer SFD Addition
Project Address: 612 Cowles Rd., Montecito

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 and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY/FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is a request for the addition a 275 sq. ft. foyer and conversion of 136 sq. ft. of existing garage to habitable space (laundry room & bathroom). The following structures currently exist on the parcel: SFD of approximately 2,869 [net] sq. ft., a 648 [gross] sq. ft. garage, a 600 [gross] sq. ft. Attached Residential Second Unit. The proposed project is also for the interior remodel of existing "Greatroom". The project will not require any grading and no trees are to be removed as a part of the project. The property will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire Department. Access will continue to be provided off of Cowles Road. The property is a 1-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/Coastal Development 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: Alice McCurdy

FROM: Brian Banks 

DATE: May 7, 2010

RE: 10BAR-00000-00077, Grim Second Story Addition, 10LUP-00000-00163, 1377
East valley Road, APN 009-060-016

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:

CONCEPTUAL/PRELIMINARY/FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: Project is 52 square feet (0.9%) below recommended FAR

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a second story addition of 187 (net) square feet. The height at the location of the second story addition shall be approximately 22 feet and the maximum overall height of the existing structure shall remain at 25 feet.

No grading or tree removal is proposed. 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 East Valley Road. The property is a 2.06-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-016, located at 1377 East Valley Road 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)
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: May 7, 2010

RE: 10BAR-00000-00075, Thayer Demo/New SFD, 10CDP-00000-00028, 1515
Mimosa Lane, APN 009-140-026

Preliminary review indicates that the project complies with the all zoning requirements for the 20-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:

- CONCEPTUAL/PRELIMINARY**
 - PRELIMINARY/FINAL**
 - FINAL**
 - REVISED FINAL**
-

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: Project is 23 sq. ft. (1%) below recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow demolition of an existing single family dwelling with attached garage and construction of new 2,625 (net) sq. ft. single family dwelling and 480 (net) sq. ft. attached garage. Grading will include 100 cubic yards of cut and 145 cubic yards of fill. Several non-native citrus trees 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 continue to be provided off of Mimosa Lane. The property is a 0.33-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-026, located at 1515 Mimosa 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 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)
Sharon Foster
Applicant/Agent
Montecito Association

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