



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: May 18, 2009  
3:00 P.M.**

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzell	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

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- 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 4, 2009 will be considered and the minutes of the April 20, 2009 meeting will be reconsidered.**

IV. **MONTECITO CONSENT AGENDA**

V. **MBAR MEMBERS INFORMATIONAL BRIEFINGS**

VI. **STAFF UPDATE**

**STANDARD AGENDA:**

<b>The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</b>
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<b>1.</b>	<b>09BAR-00000-00059</b>	<b>Tea Fire Harlin Rebuild SFD</b>	<b>840 Coyote Road</b>
	09LUP-00000-00142	(Brian Banks, Planner 568-3559)	Ridgeline: Urban

Request of John D. Kelley, architect for the owners, David & Linda Harlin, to consider Case No. 09BAR-00000-00059 for **preliminary/final approval of a new residence of approximately 1,821 square feet, a new garage of approximately 576 square feet and an accessory structure (workshop) of approximately 484 square feet.** All structures were lost in the Tea Fire. The proposed project will require approximately 160 cubic yards of cut and approximately 248 cubic yards of fill. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-033, located at **840 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 4/20/09)

<b>2.</b>	<b>09BAR-00000-00081</b>	<b>Tea Fire Tarleton SFD Rebuild</b>	<b>195 Sierra Vista Road</b>
	09LUP-00000-00176	(Brian Banks, Planner)	Ridgeline: Urban

Request of Robert Klammer, agent/architect for the owners, Guy & Serina Tarleton, to consider Case No. 09BAR-00000-00081 for **conceptual review of a new two story single family dwelling of approximately 3,573 square feet with the first floor being approximately 1,888 square feet and the second floor approximately 1,685 square feet and an attached garage of approximately 509 square feet with a balcony of approximately 30 square feet.** All the structures formerly existing on the parcel were destroyed in the Tea Fire. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-022, located at **195 Sierra Vista Road** in the Montecito area, First Supervisorial District.

<b>3.</b>	<b>07BAR-00000-00274</b>	<b>Gluck Single Family Dwelling Addition/Remodel</b>	<b>808 Hot Springs Road</b>
	07LUP-00000-00824	(Sarah Clark, Planner 568-2059)	Ridgeline: N/A

Request of Ron Sorgman, architect for the owner, Frederick W. Gluck, to consider Case No. 07BAR-00000-00274 for **preliminary/final approval of a remodel and addition of approximately 1,469 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,005 square feet with an attached garage of approximately 403 square feet, potting shed of approximately 200 square feet, and tool shed of approximately 150 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at **808 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07)

4. **08BAR-00000-00272** **Raith New Residence** **180 San Ysidro Road**  
**Garage, Workshop and Cabana**  
09CDP-00000-00022 (Kimberley McCarthy, Planner, 568- 2005) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Jon and Elizabeth Raith, to consider Case No. 08BAR-00000-00272 for **final approval of a new two-story single family residence of approximately 3,445 square feet, a garage of approximately 558 square feet, a workshop of approximately 600 square feet and a cabana of approximately 350 square feet.** The following structure currently exists on the parcel: storage shed of 800 square feet (to be removed). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.67 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-004, located at **180 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 2/09/09, 2/23/09, 4/20/09)

5. **09BAR-00000-00079** **Bissell Addition and Guesthouse** **1144 Alston Road**  
09LUP-00000-00174 (Kimberley McCarthy, Planner 568-2005) Ridgeline: Applicable/Urban

Request of Eric Swenmuson architect for the owner, Joe Bissell, to consider Case No. 09BAR-00000-00079 for **conceptual review, preliminary and final approval of an addition to the existing dwelling of approximately 2,567 square feet which includes the conversion of an existing non-habitable storage room (approximately 190 square feet) into habitable space, conversion of the existing 1, 300 square foot basement to improved space and the addition of approximately 176 square feet to the basement to create a stairway providing interior access and a guesthouse of approximately 800 square feet and a 800 square foot detached garage.** The following structures currently exist on the parcel: a residence of approximately 803 square feet. The proposed project will require approximately less than 30 cubic yards of fill. The property is a 2.42 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-091, located at **1144 Alston 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: Brian Banks

DATE: April 22, 2009

RE: 09BAR-00000-00059, Tea Fire Harlin SFD, 09LUP-00000-00142, 840 Coyote Rd, APN 013-070-033

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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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow construction of a new single family dwelling with attached garage to replace a single family dwelling and garage destroyed by the Tea Fire. The proposed project includes a new single-story dwelling of approximately 1,821 gross sq. ft., a new two car attached garage of approximately 576 gross sq. ft., and a detached workshop of approximately 484 sq. ft. The height of the proposed dwelling will be approximately 19 feet. The project proposes approximately 408 cubic yards of grading consisting of 160 cu. yards cut and 248 cu. yards of fill. One pepper tree is proposed for removal. Access will continue to be taken off Coyote Rd. The residence will continue to be served by the Montecito Water District, a private septic system and Montecito Fire District. The property is a 0.93-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-033, located at 840 Coyote 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)  
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: Sarah Clark

DATE: May 12, 2009

RE: Gluck Addition, 808 Hot Springs Road, APN 011-090-013  
07BAR-00000-00274, 07LUP-00000-00874

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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:

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

APPROVAL by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Project is consistent with all zoning requirements.

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**PROJECT DESCRIPTION:**

Land Use Permit for construction of a 1,469 sf residential addition, gazebo, swimming pool, spa, and new driveway, and relocation of the existing gateposts. Grading will include 30 cubic yards of cut and 30 cubic yards of fill. No trees are proposed for removal. The parcel

**will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access will continue to be provided off of Hot Springs Road. The property is a 1.08-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at 808 Hot Springs Road in the Montecito area, 1<sup>st</sup> 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: Kimberley McCarthy, Planner

DATE: May 11, 2009

RE: 08BAR-00000-00272/09CDP-00000-00022, Raith New SFD & Accessory Structures

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Preliminary review indicates that the project complies with the all requirements of the 20-R-1 zone and can be found 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"/>	<b>PRELIMINARY</b>
<input type="checkbox"/>	<b>PRELIMINARY/FINAL</b>
<input checked="" type="checkbox"/>	<b>FINAL</b>
<input type="checkbox"/>	<b>REVISED FINAL</b>

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a two-story single family dwelling approximately 3,377 square feet in size, a detached garage approximately 585 square feet in size, a detached workshop approximately 500 square feet in size, a pool and a pool cabana approximately 175 square feet in size. The height of the residence will be approximately 22

feet, the garage will be approximately 17 feet, the workshop will be approximately 13 feet in height and the cabana will be approximately 10 feet in height. A new CMU wall with a maximum height of six feet will be constructed along the perimeter of the parcel. The project includes the demolition of two existing accessory structures (lath house and shed). The project requires approximately 200 cubic yards of cut and 200 yards of fill. The project does not require the removal of any native vegetation or trees. The residential development would be served by the Lingate Lane Mutual Water Company and the Montecito Sanitary District. Access to the site will be via San Ysidro Lane.

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.**

xc: Case File, 09CDP-00000-0022  
David Villalobos  
Jennifer Foster, PO Box 591, Summerland, CA 93067  
Bree Medley, 1019 N. Milpas, Santa Barbara, CA 93103  
Jonathan & Elizabeth Raith, PO Box 5144, Santa Barbara, CA 93150  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: May 12, 2009

RE: 09BAR-00000-00079/09LUP-00000-00174,

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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:

x	PRELIMINARY
	PRELIMINARY/FINAL
x	FINAL
	REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** The reconfiguration of previously approved residential additions and the placement of the approved detached garage and guest house on the project site. The proposed square footage of the dwelling is comparable to the square footage previously approved under 02BAR-00000-00377 and 02LUP-00000-01364 and remains below the floor area ratio allowed for the 2.41 acre parcel. During construction of the previously approved development the property owner determined that the reconfiguration would allow for better protection of the oaks along the western property line and better use of the site's layout.

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## PROJECT DESCRIPTION:

**The proposed project allows:** The reconfiguration of previously approved residential additions and the relocation of the approved three-car garage and guest house. Previous issued permits (02LUP-00000-01364/02BAR-00000-00377, 03BDP-00000-02078, 03BDP-00000-02079, 03BDP-00000-02080) allowed for the addition of approximately 4,000<sup>+</sup> square feet to the existing 832 square foot residence. The proposed additions were located primarily on the east and west elevations extending south into the parcel. The current proposal would place the additional square footage (approximately 2567 square feet) primarily to the south of the footprint of the existing dwelling with a small wing along the eastern elevation. The existing basement area (approximately 1,300 square feet) would be improved but unconditioned space to be utilized as an unfinished workshop as previously approved, a small addition of approximately 176 square feet would be constructed to allow the construction a stairway, creating interior access to the basement and main floor. The floor area as defined within the Montecito Architectural Guidelines and Development Standards (approximately 3,399 square feet) of the reconfigured structure remains smaller than the recommended floor area ratio (6,697 square feet) for the property. The height of the residence is approximately 16 feet compatible with the previously approved structure. The permitted guest house would remain the same size, height and configuration as previously approved but is proposed to be located on the western property line in the area where the garage was approved instead of adjacent to the eastern property line. The garage would be relocated to east of the residence approximately 16 feet from the northern property line. The garage would remain the same size, height and configuration as previously approved. The relocation of the residential additions and accessory structures would require a minor redesign of the turnaround/driveway area. The redesign requires approximately 30 cubic yards of additional fill but would not require the removal of any native vegetation or trees. The property would continue to 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 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.**

xc: 09LUP-00000-00174 Case File  
Sharon Foster, Hearing Support  
Eric Swenumson, 5521 San Ardo Way, Santa Barbara, CA 93111  
Montecito Association