



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 2, 2008
3:00 P.M.**

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

NOTICE: Beginning June 2008, all revised plan sets will be due to Planning and Development the Monday prior to the scheduled MBAR meeting by 12 p.m. The planner's memo providing comments to the MBAR will be posted with the MBAR agenda on the website by noon the Thursday prior to the MBAR meeting.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketznel	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in 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 PM, one business 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; (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 Wednesday, 4:30 PM, three business 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 on the counter in back of the hearing room and should be filled out and handed in 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 comment for an item is 15 minutes.
 - Montecito Board of Architectural Review approval does 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 5, 2008 and May 19, 2008 will be considered.

IV. MONTECITO CONSENT AGENDA:

<p style="text-align: center;">The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.</p>
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C-1.	08BAR-00000-00025	Craig Additions and Garage	117 Palm Tree Lane
	08CDP-00000-00037	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Richard Starnes, architect for the owners, Mr. and Mrs. Paul Craig, to consider Case No. 08BAR-00000-00025 for **final approval on consent of an approximately 697 square foot addition (includes garage conversion of 472 square feet) to an existing residence, an approximately 900 square foot new garage and an approximately 900 square foot basement.** The following structures currently exist on the parcel: residence of approximately 2,019 square feet with an attached garage of approximately 472 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 23,850 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-211-030, located at **117 Palm Tree Lane** in the Montecito area, First Supervisorial District. (Continued from 3/10/08, 5/05/08 and 5/19/08.)

C-2.	08BAR-00000-00075	Harte Accessory Structures	1853 San Leandro Lane
	08CDP-00000-00046	(Lisa Martin, Planner 568-2032)	Ridgeline: N/A

Request of Nancy Goslee Power, architect for the owners, Anne and Houston Harte, to consider Case No. 08BAR-00000-00075 for **preliminary/final approval of a new carport of approximately 506 square feet, lath house of approximately 518 square feet, garden shed of approximately 244 square feet and a trellis of approximately 186 square feet.** The following structures currently exist on the parcel: residence of approximately 2,465 square feet and a playroom of approximately 580 square feet. The proposed project will not require grading or fill. The property is a 0.55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-022, located at **1853 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 5/05/08 and 5/19/08.)

C-3.	07BAR-00000-00150	Webb Single Family Dwelling Addition/Remodel, Garage, Cabana	1368 E. Mountain Drive
	07LUP-00000-00422	(Sarah Clark, Planner 568-2059)	Ridgeline: Urban

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 07BAR-00000-00150 for **revised final approval of a first floor addition of approximately 345 square feet and second floor addition of approximately 1,999 square feet to the existing residence, conversion of the existing garage to habitable space, new detached garage of approximately 800 square feet, cabana of approximately 569 square feet, and retaining walls ranging from 2 to 8 feet, storage room of approximately 50 square feet, and shop of approximately 199 square feet.** The following structures currently exist on the parcel: residence of approximately 6,612 square feet with an attached garage of approximately 980 square feet. The proposed project will require approximately 950 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 4.99 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/02/07 10/22/07 and 12/03/07.)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE: DISCUSSION REGARDING REVISED FINAL APPLICATION PROCESS
by Dave Ward, Deputy Director, Development Review South.

STANDARD AGENDA:

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

DISCUSSION ITEM

1. Montecito Water District Ordinance No. 89 Ridgeline: N/A
- Request of Montecito Board of Architectural Review, to discuss with Montecito Water District General Manager Tom Mosby the newly enacted Ordinance No. 89. The new ordinance places limitations on water distribution to land within the district. The water conservation measures being implemented will be discussed.

FINAL APPROVAL

2. 07BAR-00000-00265 Zupsic Single Family Dwelling 1107 Clover Lane
07LUP-00000-00774 Addition and New Guesthouse Ridgeline: N/A
(Brian Banks, Planner 568-3559)

Request of Clay Aurell, agent for the owner, Chris Zupsic, to consider Case No. 07BAR-00000-00265 for final approval of a remodel of approximately 479 square feet, first floor addition of approximately 60 square feet, and second floor addition of approximately 589 square feet to the existing residence, and addition of approximately 223 square feet of new deck to the existing deck of approximately 1,366 square feet, and new guesthouse of approximately 769 square feet at existing garage with deck of approximately 206 square feet. The following structures currently exist on the parcel: residence of approximately 2,832 square feet with a detached garage of approximately 509 square feet and approximately 1,366 square feet of deck area. The proposed project will not require grading. The property is a 2.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-029, located at 1107 Clover Lane in the Montecito area, First Supervisorial District. (Continued from 10/22/07, 4/07/08 and 5/19/08.)

3. 08BAR-00000-00058 Conk Partial Basement Conversion, Outdoor 1372 Oak Creek Canyon Road
08LUP-00000-00128 Barbecue & Fireplace Ridgeline: N/A
(Errin Briggs, Planner 568-2047)

Request of Robert Senn, architect for the owners, Chip and Laurie Conk, to consider Case No. 08BAR-00000-00058 for final approval of a partial basement conversion to convert approximately 2,189 square feet into habitable space and the conversion of 2,715 square feet of unfinished basement to storage/mechanical space, a new pool pavilion with an outdoor barbecue and fireplace. A portion of the existing basement would be "daylighted" on the south elevation to provide for a two-story appearance. The following structures currently exist on the parcel: residence of approximately 6,246 square feet, garage of approximately 787 square feet, and guesthouse of approximately 797 square feet. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 5.71 acre parcel zoned RMZ-100 and shown as

Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 4/21/08, 5/05/08 and 5/19/08.)

CONCEPTUAL REVIEW

4. **08BAR-00000-00114** **1147 Hill Road LLC New Single Family Dwelling,
Garage and Cabana** **1147 Hill Road**
(No Planner Assigned) Ridgeline: N/A

Request of Patsy Stadelman, agent for the owner, 1147 Hill Road LLC, to consider Case No. 08BAR-00000-00114 for **conceptual review of a new residence of approximately 2,685 square feet, a garage of approximately 693 square feet and a cabana of approximately 325 square feet.** The following structures currently exist on the parcel: single family residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 176 cubic yards of cut and approximately 33 cubic yards of fill. The property is a 12,228 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at **1147 Hill Road** in the Montecito area, First Supervisorial District.

5. **08BAR-00000-00087** **Pollack Carport** **2145 Piedras Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 08BAR-00000-00087 for **conceptual review of a carport of approximately 445 square feet.** The following structure currently exists on the parcel: single-story residence of approximately 3,390 square feet. The proposed project will not require grading or fill. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 5/19/08.)

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

6. **08BAR-00000-00097** **Siemens New Single
Family Dwelling** **805 Park Lane West**
(No Planner Assigned) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Wayne and Sharol Siemens, to consider Case No. 08BAR-00000-00097 for **conceptual review of a new residence of approximately 2,915 square feet (including a basement of approximately 934 square feet), attached garage of approximately 510 square feet, a loggia of approximately 315 square feet and an approximate 365 square foot swimming pool.** There are currently no structures on the parcel. The proposed project will require approximately 500 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-050-015, located at **805 Park Lane West** in the Montecito area, First Supervisorial District.

ITEM #: C-1

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEETING
DATE: 06-02-08

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: May 23, 2008

RE: 08BAR-00000-00025 Craig Additions and Garage

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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Comments from preliminary approval

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow conversion of the existing 472 (net) square foot attached garage to habitable space, a new addition of 225 (net) sq. ft. consisting of a new powder room, stairs and entry. Also proposed is a new attached 1,050 square foot garage with a new 1,050 sq. ft basement storage area below and a new 400 sq. ft. covered patio. Currently existing on the site is a 2,141 sq. ft. dwelling with a 504 sq. ft. attached garage. The proposed project will require approximately 20 cy of cut and 20 cy of fill. The required two parking spaces will be located within the proposed attached garage. Access will continue to be provided off of Palm Tree Lane. The property is a 0.56-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-211-030, located at 117 Palm Tree 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 (to Planner)
David Villalobos
Applicant/Agent
Montecito Association

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: C-3
MEETING
DATE: 06-02-08

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Sarah Clark, Planner

DATE: May 29, 2008

RE: Webb Revision, 07LUP-00001-00422; 07BAR-00000-00150

Preliminary review indicates that the project complies with the all requirements of the __ 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:

Revisions to roof line, fenestration, retaining walls.

PROJECT DESCRIPTION:

REVISION 07LUP-00001-00422:

Revised roof lines, fenestration, retaining walls.

The project is for a Land Use Permit to allow construction of a 345 sq. ft. first floor addition and 1999 sq. ft. second floor addition to the existing single-family dwelling, conversion of the existing attached 980 sq. ft. garage into habitable space, construction of a new 981 sq. ft. detached residential second unit, a new 569 sq. ft. cabana, and a new 800 sq. ft. detached garage. Grading will include 950 cubic yards of cut and 1200 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Service. Access will continue to be provided off of East Mountain Drive. The property is a 4.99-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at 1368 East 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)
Jason Moore
Applicant/Agent
Montecito Association

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Final MBAR Memo.doc

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: 2

MEMORANDUM

MEETING
DATE: 06-02-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: May 6, 2008

RE: 07BAR-00000-00265, Zupsic Addition/Guesthouse, 07LUP-00000-00774, 1107
Clover Lane, 011-040-029

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:

PROJECT DESCRIPTION:

The proposed project is for a remodel of approximately 479 square feet, a first floor addition of approximately 60 square feet, and second floor addition of approximately 589 square feet to the existing one-story dwelling of 2,832 square feet. Also proposed at the

dwelling is an addition of approximately 223 square feet of new deck to the existing deck of approximately 1,366 square feet, and new guesthouse of approximately 769 square feet at the existing garage with a deck of approximately 206 square feet. Parking will continue to be provided in the existing detached garage and one additional space for the guesthouse will be provided between the existing garage and the guesthouse. An unpermitted gazebo will be removed as well. No native and/or specimen tree or vegetation removal is proposed. The property will continue to be accessed from Clover Lane and will 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.**

cc: Case File (to Planner)
David Villalobos
Applicant/Agent
Montecito Association

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: 3

MEMORANDUM

MEETING
DATE: 6-02-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Errin Briggs, Planner
568-2047

DATE: June 2, 2008

RE: 08BAR-00000-00058, Conk Partial Basement Conversion and Outdoor BBQ
08LUP-00000-00128, 1372 Oak Creek Canyon, APN 011-280-004

Preliminary review indicates that the project complies with the requirements of the RMZ-100 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including 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
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

Unofficial MBAR comments from 5/5/08:

MBAR COMMENTS:

- **Basement is well screened.**

MBAR CONDITIONS:

- **Restudy streetscape plants and fence location. The harsh vertical condition on foreground needs softening.**
- **Chain link is unacceptable.**

- **Applicant may return for final approval.**

ACTION: Edwards moved, seconded by Zilles, and carried by a vote of 5-2 (Michaelson and Nulty dissent) to grant preliminary approval of 08BAR-00000-00058.

PROJECT DESCRIPTION:

The request is for a Land Use Permit to allow the construction of a new outdoor BBQ pavilion with trellis, the conversion of 2,715 square feet of unfinished basement to storage/mechanical space and the conversion of approximately 2,189 square feet of existing basement area to habitable space. A portion of the existing basement would be “daylighted” on the south elevation to provide for a two-story appearance. A previously approved pool would be enlarged and relocated to eliminate a previously approved 6-foot retaining wall. Grading would include approximately 600 cubic yards of cut and 600 cubic yards of fill. No 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 Oak Creek Canyon Road. The property is a 6.00-acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-004 & 011-280-015, located at 1372 Oak Creek Canyon 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)
Jason Moore, Hearing Support
Montecito Association