



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 7, 2010
3:00 P.M.**

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Bill Paladini	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Derrick Eichleberger		

- 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. 3 – 1775 Jelinda Drive, Gore New SFD & Detached 3 Car Garage, Cabana & Workshop 10BAR-00000-00020

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 17, 2010, 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.

1. 10BAR-00000-00076 Tea Fire Collins Garage 226 East Mountain Drive
10LUP-00000-00146 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Michael & Martha Collins, to consider Case No. 10BAR-00000-00076 for **conceptual review, preliminary/final approval of a new detached garage of approximately 800 square feet.** No structures currently exist on the parcel. A new single family residence of approximately 3174 square feet, under a separate permit, is proposed for the site. The proposed project will require approximately less than 10 cubic yards of cut and approximately less than 40 cubic yards of fill. The property is a 1.25 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-030-014, located at **226 East Mountain Drive** in the Montecito area, First Supervisorial District.

2. 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 **final 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. (Continued from 5/17/10)

PRELIMINARY APPROVAL

3. 10BAR-00000-00020 Gore New SFD, Detached 3 Car Garage 1775 Jelinda Drive
10CDP-00000-00020 Cabana and Workshop (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Steve Willson, designer for the owner, Suzanne Gore, to consider Case No. 10BAR-00000-00020 for **preliminary approval of a new single family dwelling of approximately 4,663 square feet, a pool cabana of approximately 431 square feet, a detached garage of approximately 756 square feet, and a workshop of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 1.61 acre parcel zoned 2- E-1 and shown as Assessor's Parcel Number 007-530-010, located at **1775 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 2/22/10, 5/3/10)

4. **Sloan New**
10BAR-00000-00065 **Single Family Residence** **2600 Sycamore Canyon Road**
10LUP-00000-00169 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Scott Sloan, to consider Case No. 10BAR-00000-00065 for **preliminary approval of a new two story residence, the first floor consisting of approximately 2060 square feet, the second floor consisting of approximately 2076 square feet, and attached garage of approximately 837 square feet.** The following structures currently exist on the parcel and will be demolished: a two story residence with the first floor being approximately 1704 square feet. (gross) the second floor being approximately 853 square feet (gross) and a detached guesthouse of approximately 240 square feet (gross). The proposed project will require approximately 1400 cubic yards of cut and approximately 800 cubic yards of fill. The property is a .88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-016, located at **2600 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/10)

CONCEPTUAL REVIEW

5. **Levine/Blackwell Addition**
10BAR-00000-00079 **and Detached Garage** **256 Santa Rosa Lane**
10LUP-00000-00177 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Peter Becker architect for the owners, Peter Levine & Martha Blackwell, to consider Case No. 10BAR-00000-00079 for **conceptual review of an addition of approximately 111 square feet to an existing two story single family dwelling of approximately 3,367 square feet, convert an attached garage of approximately 438 square feet into a living area, construct a detached garage of approximately 643 square feet with an accessory structure, located on top, of approximately 602 square feet .** The following structures currently exist on the parcel: a two story single family residence. The first floor being approximately 1,810 square feet, the second floor consisting of approximately 1,557 square feet and an attached garage of approximately 438 square feet. The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District.


6. **Deansgrange Single**
10BAR-00000-00080 **Family Residence Relocation** **592 Picacho Lane**
10LUP-00000-00162 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Deansgrange Trust, to consider Case No. 10BAR-00000-00080 for **conceptual, preliminary/final approval of the relocation, on a different part of the property, of a previously approved two story single family dwelling of approximately 3,814 square feet with the first floor consisting of approximately 2,974 square feet, the second floor consisting of approximately 840 square feet and an attached garage of approximately 1014 square feet .** The following structures currently exist on the parcel and will be demolished: a single family dwelling of approximately 1,783 and 3 detached accessory structures also to be demolished. The proposed project will not require any grading. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho 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: June 1, 2010

RE: 10BAR-00000-00076, Tea Fire Collins Garage, 10LUP-00000-00146, 226 East Mountain Drive, APN 013-030-014

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:

CONCEPTUAL/PRELIMINARY/FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for construction of a new detached garage of 800 (net) square feet. The height of the proposed garage shall be approximately 16 feet. Grading of 10 cu. yards cut/40 cu. yards fill is proposed. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided via a private road off East Mountain Drive. The property is a 1.16-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-014, located at 226 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)
✓ 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: June 1, 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:

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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: June 2, 2010

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

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

x	PRELIMINARY
	PRELIMINARY/FINAL
	FINAL
	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

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

PROJECT DESCRIPTION:

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

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

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy

DATE: May 12, 2010

RE: 10BAR-00000-00065/10LUP-00000-00169

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
	FINAL
	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The 1.04 acre (gross) project site has a recommended maximum FAR of 4,368 square feet [4,300 + (1,700 x .04)]. The proposed structure is approximately 4,173 square feet (gross) in size, 195 square feet below than the FAR recommended in the Montecito Architectural Guidelines and Development Standards.

PROJECT DESCRIPTION:

The proposed project is for the demolition of the existing two-story single family dwelling (approximately 2,557 square feet in size) the attached garage (approximately 561 square

feet in size) the guest cottage (approximately 240 square feet in size) and the existing pool and the construction of a new two-story dwelling, attached garage and a new pool. The new dwelling will be approximately 4,136 square feet in size with an attached garage of approximately 837 square feet in size. The structure will have a maximum height of approximately 29 feet. Approximately 1,212 cubic yards of cut and 1156 cubic yards of fill are required for site preparation. One oak tree will be removed and three 24-inch oaks and five 15-inch oaks will be planted onsite. Several nonnative trees will also be removed and additional trees will be planted as part of the landscaping plan. Access to the site will remain off an existing driveway via Sycamore Canyon Road. The driveway will be improved and turnouts added to meet Fire Department requirements. The property 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.**

xc: 10IUP-00000-00169, case File
David Villalobos
Jennifer Foster, Jennifer@fosterplanning.com
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy, Supervising Planner

FROM: J. Ritterbeck, Planner II

DATE: June 7, 2010

RE: **10BAR-00000-00080; P&D Case No. 10LUP-00000-00162
Deansgrange Guesthouse and Barn Demolition and New SFD, Garage, Tennis Court
and Grading, 592 Picacho Lane, Montecito, APN 011-140-031**

Preliminary review indicates that the project complies with the all zoning requirements for the 3-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.

This project may proceed for:

PRELIMINARY AND FINAL APPROVAL by your board.

PLANNER COMMENTS:

- Revised Landscape Plan encompasses all 3 parcels.
-

PROJECT DESCRIPTION:

The project is for a new Land Use Permit that will supersede the previously issued permit number 08LUP-00000-00189. This new permit will allow demolition of the existing 1,846 single-family dwelling, 1,930 sq. ft barn and 270 sq. ft. shed, and the construction of a new 3,499 sq. ft. single-family dwelling with a new 728 sq. ft attached 2-car garage and construction of a new sports court. Also permitted is the demolition of an existing unpermitted dwelling located at the southeast corner of the parcel. Grading will include 225 cubic yards of cut and 2,000 cubic yards of fill, with 1,775 cubic yards of import. A total of 1 (18"DbH) Oak tree will be removed and mitigated by planting 1 (24"DbH) Oak tree onsite. 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 a private easement from Picacho Lane. The property is a 1.02-acre parcel, zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at 592 Picacho Lane 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