



COUNTY OF SANTA BARBARA

REVISED AGENDA

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: June 15, 2009
3:00 P.M.**

Revisions:

Consent Item #1 Gluck Addition Remodel, 07BAR-00000-00274 has been added to the Consent Agenda.

Item #2 Tea Fire Tarleton SFD Rebuild, 09BAR-00000-00081, the project will be heard as conceptual with the project description being updated and the site visit has been rescheduled for June 29, 2009.

Item #6 County Counsel Report on Political Reform Act and Government Code Section 1090 has been added to the Standard Agenda.

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

- All approvals made by this Montecito Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Wednesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
- The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes.
- Montecito Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
- *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.*
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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**
- II. MINUTES:** The Minutes of June 1, 2009 will be considered.
- III. MONTECITO CONSENT AGENDA:**

C-1	07BAR-00000-00274	Gluck Single Family Dwelling Addition/Remodel	808 Hot Springs Road
	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 **final approval on consent 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, 5/18/09, 6/1/09)

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

Request of Dale Pekarek, agent for the owners, Rocco & Viola Maramonte, to consider Case No. 09BAR-00000-00048 for **preliminary/final approval of a new two story family residence of approximately 2,738 square feet (with the first floor being approximately 1,268 square feet and the second floor being approximately 1,470 square feet) with a second floor deck area of approximately 637 square feet and an attached garage of approximately 435 square feet.** Nothing currently exists on the parcel: House destroyed by the fire. The proposed project will require approximately 612 cubic yards of cut and 125 cu. yards of fill. The property is a 1.10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at **330 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/6/09, 5/4/09, 6/1/09)

2. **09BAR-00000-00081** **Tea Fire Tarleton SFD Rebuild** **195 Sierra Vista Road**
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 approval of a new two story single family dwelling of approximately 3,820 square feet with the first floor being approximately 2,135 square feet and the second floor approximately 1,685 square feet and an attached garage of approximately 789 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. (Continued from 5/18/09, 6/1/09)

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

3. **09BAR-00000-00089** **Tea Fire Rivera Trust Addition** **731 Coyote Road**
09LUP-00000-00207 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Akiko Wade Davis, designer for the owners, Rivera Trust, to consider Case No. 09BAR-00000-00089 for **conceptual review, preliminary and final approval an addition to a single family residence of approximately 255 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 524 square feet and a detached carport of approximately 470 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill or will not require grading. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-022, located at **731 Coyote Road** in the Montecito area, First Supervisorial District.

4. **08BAR-00000-00281** **Hogan Addition** **30 Miramar Avenue**
08CDH-00000-00046 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Glen Deisler, architect for the owners, Phillip & Elizabeth Hogan, to consider Case No.08BAR-00000-00281 for **final approval of an approximately 111 square foot first floor addition and approximately 685 square foot second floor addition to the existing residence and a attached 2 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of 1,501 square feet and storage shed of approximately 158 square feet. The proposed project will require approximately 2 cubic yards of cut and approximately 13 cubic yards of fill. The property is a 7,445 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-344-004, located at **30 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 1/26/09, 4/20/09)

- Santa Barbara Cemetery**
5. **06BAR-00000-00157** **Mausoleum Addition** **901 Channel Drive**
08CDP-00000-00004 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Pedersen Architects, architect for the owner, Santa Barbara Cemetery, to consider Case No. 06BAR-00000-00157 for **preliminary/final approval of an additional 1,926 square foot mausoleum.** The following structures currently exist on the parcel: chapel/sanctuary/office of approximately 11,531 square feet, mausoleum of approximately 4,910 square feet, and service building of approximately 5,014 square feet. The proposed project will require approximately 11 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 57-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-270-001, located at **901 Channel Drive** in the Montecito area, First Supervisorial District. (Continued form 8/07/06)

6. County Counsel Report on Political Reform Act and Government Code Section 1090

The Montecito Board of Architectural Review will receive a report from County Counsel concerning ethics responsibilities under the Political Reform Act and Government Code Section 1090.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: June 15, 2009

RE: 09BAR-00000-00048, Tea Fire Maramonte SFD Rebuild, 09LUP-00000-00114,
330 East Mountain Drive, APN013-030-016

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:

<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:

Per Hillside Guidelines and Development Standards Sec. IV. C.14 – Hillside Development Standards, an updated hydrology report was prepared for the site and review by County Flood Control and Senior Building & Safety Grading Staff.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a new two-story single family dwelling with attached garage to replace a two-story single family dwelling and garage destroyed by the Tea Fire. The proposed project includes a new two-story dwelling of approximately 2,996 gross sq. ft., a new two car attached garage of approximately 427 gross sq. ft., an attached approximately 176 sq. ft. trellis at the east of the dwelling, an approximately 72 sq. ft. covered entry and an approximately 637 sq. ft. second story deck at the south of the dwelling. The height of the proposed dwelling will be approximately 24 feet. The project proposes grading of approximately 612 cubic yards of cut and 125 cu. yards of fill. No native vegetation or trees are proposed for removal. Access will continue to be taken off East Mountain Drive. The residence will continue to be served by the Montecito Water District, a private septic system and Montecito Fire District. The property is a 0.97-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at 330 East Mountain Drive in the Montecito Planning Area, First Supervisorial District.

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

cc: Case File (to Planner)
Sharon Foster
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: June 11, 2009

RE: 09BAR-00000-00081, Tea Fire Tarleton SFD Rebuild, 09LUP-00000-00176,
195 Sierra Vista Rd, APN 013-166-022

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
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

NOTE: Project changes require LUP re-noticing. Project shall only receive **further conceptual** review at this time. Project may be scheduled for Preliminary/Final at the next available MBAR hearing date.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a new approximately 3,800 sq. ft. (net) single family dwelling with 789 sq. ft. (net) attached garage to replace a dwelling destroyed by the Tea Fire. Grading will include 35 cubic yards of cut and 35 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Sierra Vista Road. The property is a 0.78-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, 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: June Pujo

FROM: Brian Banks *BAB*

DATE: June 3, 2009

RE: 09BAR-00000-00089, Rivera Addition, 09LUP-00000-00207, 731 Coyote Rd,
APN 013-070-022

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
 CONCEPTUAL/PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a 255 sq. ft. (net) single story addition. The project will not require grading. Access will continue to be provided via a driveway off Coyote Road. The residence will continue to be served by Santa Barbara City Water, a private septic system and the Montecito Fire District. The property is a 0.78-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-022, located at 731 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)
Sharon Foster
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: June 10, 2009

RE: 08BAR-00000-00281, Hogan Addition
08CDH-00000-00046, 09MOD-00000-00002
30 Miramar Avenue, APN 009-344-004

Preliminary review indicates that the project complies with the all zoning requirements for the 15-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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

All issues have been addressed in consultation with case planner.

PROJECT DESCRIPTION:

The Coastal Development Permit would allow construction of a first story addition of 111 s.f., a second story addition of 685 s.f., and an 800 s.f. attached garage. Grading will include 2 cubic yards of cut and 13 cubic yards of fill. One *Pittosporum* tree is 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 Miramar Avenue. The property is a 0.17-acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-344-004, located at 30 Miramar Avenue 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 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.**

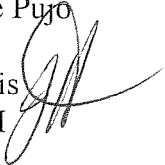
cc: Case File (to Planner)
David Villalobos

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Julie Harris
Planner III 

DATE: June 9, 2009

RE: 06BAR-00000-00157 Santa Barbara Cemetery Mausoleum Addition
08CDP-00000-00004, 901 Channel Drive, APN 009-270-001 & 009-003-003

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:

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 construct a new, approximately 26 ft. high (maximum), 1,926 sq. ft. mausoleum addition that will house 161 crypts and 363 niches. Approximately 11 cubic yards of cut and 140 cubic yards of fill (129 cubic yards to be

imported) would be required to construct the mausoleum. No new services would be required for the new structure; however, the cemetery would continue to be served by the Montecito Water District and the Montecito Fire Protection District with sewage disposal service provided by the City of Santa Barbara. Primary access would continue to be taken from Channel Drive and an interior cemetery road (Cypress Avenue) that has emergency access available to/from an offshoot of East Cabrillo Boulevard (also known as Channel Drive). The property is a 57-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-270-001 & 009-270-003, located at 901 Channel Drive 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)
Sharon Foster
Applicant/Agent – Eric Pedersen, 1825 State St., Suite 202, Santa Barbara, CA 93101
Montecito Association

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