



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 16, 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

**Revision: Item # C-3 – Conk Partial Basement Conversion, Outdoor Barbecue & Fireplace (08BAR-00000-00058);
Item #3 – Pinecliff HOA Repair & Maintenance (07BAR-00000-00293) has been added to the Standard Agenda; and
Misfeldt Minor Addition (07BAR-00000-00301) continued to June 30, 2008 MBAR hearing.**

NOTICE: All revised plan sets are 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: 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 June 2, 2008 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. 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, 5/19/08 and 6/02/08.)

C-2. 08BAR-00000-00070 Mackall Addition 330 Sheffield Drive
08CDP-00000-00061 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Britt Jewett, architect for the owner, Debbie Mackall, to consider Case No. 08BAR-00000-00070 for **preliminary/final approval on consent of an addition to existing residence of approximately 196 square feet.** The following structures currently exist on the parcel: residence of approximately 4,283 square feet. The proposed project will not require grading or fill. The property is a 1.22 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-006, located at **330 Sheffield Drive** in the Montecito area, First Supervisorial District. (Continued from 5/05/08.)

Conk Partial Basement Conversion, Outdoor

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

Request of Robert Senn, architect for the owners, Chip and Laurie Conk, to consider Case No. 08BAR-00000-00058 for **final approval on consent 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, 5/19/08 and 6/02/08.)

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.

FINAL APPROVAL

- | | | |
|-----------|---|--|
| 1. | Grafton/Humphrey Single Family Dwelling and Guesthouse | 857 Picacho Lane |
| | 07BAR-00000-00124
07LUP-00000-00497 | (Nicole Mashore, Planner 568-8068)
Ridgeline: N/A |

Request of Jeremy Roberts, architect for the owners, Sue Grafton and Steve Humphrey, to consider Case No. 07BAR-00000-00124 for **final approval of a new two-story residence of approximately 5,790 square feet with a basement of approximately 700 square feet; a detached garage of approximately 788 square feet with guesthouse of approximately 755 square feet above; and conversion of the existing residence to a storage structure.** The following structure currently exists on the parcel: residence of approximately 416 square feet. The proposed project will require approximately 474 cubic yards of cut and approximately 411 cubic yards of fill. The property is a 2.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-048, located at **857 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 6/04/07 and 12/17/07.)

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|-----------|---|--|
| 2. | Enthoven Guesthouse, Garage & Shed | 740 Ashley Road |
| | 07BAR-00000-00295
07LUP-00000-00834 | (Seth Shank, Planner 568-2054)
Ridgeline: N/A |

Request of Tom Meaney, agent for the owners, Patrick and Sally Enthoven, to consider Case No. 07BAR-00000-00295 for **final approval of an approximately 795 square foot garage with an approximately 795 square foot guesthouse above, an approximately 150 square foot storage shed and the demolition of the current garage.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet and an approximately 300 square foot office. The proposed project will require approximately 75 cubic yards of cut and zero cubic yards of fill. The property is a 2.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-090, located at **740 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 4/07/08.)

PRELIMINARY APPROVAL

- | | | |
|-----------|---|---|
| 3. | Pinecliff HOA Repair & Maintenance | 1500 Miramar Beach |
| | 07BAR-00000-00293
08CDH-00000-00041 | (Sarah Clark, Planner 568-2059)
Ridgeline: N/A |

Request of David Van Hoy, architect for the owner, Pinecliff Homeowners Association, to consider Case No. 07BAR-00000-00293 for **preliminary/final approval of a repair and maintenance project to two existing buildings.** The following structures currently exist on the parcel: two (2) 3-unit two-story condominium residences of approximately 4,600 square feet each. The proposed project will require less than 25 cubic yards of cut and fill. The

property is a 23,083 square foot parcel zoned DR-12 and shown as Assessor's Parcel Number 009-420-014, located at **1500 Miramar Beach** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

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|--------------------------|-------------------------------------|----------------------|
| 4. | Feldman Single Family | |
| | Dwelling Addition and Garage | 661 Park Lane |
| 07BAR-00000-00237 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |
| 08LUP-00000-00119 | | |

Request of Thiep Cung, architect for the owner, Janice Feldman, to consider Case No. 07BAR-00000-00237 for **preliminary approval of an addition of approximately 2,179 square feet to the existing residence, new basement of 573 square feet, new attached garage of approximately 600 square feet, and enclosed patio of approximately 683 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 2,287 square feet, guesthouse of approximately 691 square feet, shed of approximately 135 square feet, and carport of approximately 520 square feet (to be demolished). The proposed project will require approximately 593 cubic yards of cut and zero cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-063, located at **661 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

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|--------------------------|--|-------------------------|
| 5. | Shapiro New Single Family | |
| | Dwelling, Guesthouse & Pool | 669 Picacho Lane |
| 08BAR-00000-00053 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |
| 08LUP-00000-00119 | | |

Request of Glen Deisler, architect for the owners, John and Megan Shapiro, to consider Case No. 08BAR-00000-00053 for **preliminary/final approval of a new two-story residence of approximately 6,169 square feet, detached garage of approximately 743 square feet, a detached garage of approximately 399 square feet, a guesthouse of approximately 760 square feet, and a new pool and spa.** There are currently no structures on the parcel. The proposed project will require approximately 1,900 cubic yards of cut and approximately 700 cubic yards of fill. (Note: Some cut is to remove fill brought in under a previous LUP & grading permit.) The property is a 2.10 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 4/21/08 and 5/05/08.)

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

CONCEPTUAL REVIEW

- | | | |
|--------------------------|------------------------------------|----------------------------|
| 6. | Moelleken Garden Walls | 354 Sheffield Drive |
| 08BAR-00000-00130 | (Nicole Mashore, Planner 568-8068) | Ridgeline: N/A |
| 08EXE-00000-00150 | | |

Request of Don O'Neill, agent for the owner, Alan Moelleken, to consider Case No. 08BAR-00000-00130 for **conceptual review/preliminary and final approval of garden walls of approximately 90 linear feet of varying height between 2 and 5 feet high, respectively.** The following structures currently exists on the parcel: residence of approximately 4,773 square feet, detached garage of approximately 753 square feet and a pool cabana of approximately 753 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 0005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District.

7. **08BAR-00000-00129 Willmon Barn Conversion to Workshop 601 San Ysidro Road**
08LUP-00000-00260 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Roger Willmon, to consider Case No. 08BAR-00000-00129 for **conceptual review/preliminary and final approval of an approximately 199 square foot addition to barn and conversion to workshop.** The following structures currently exist on the parcel: residence of approximately 3,399 square feet and an approximately 329 square foot barn. The proposed project will not require grading. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-021, located at **601 San Ysidro Road** in the Montecito area, First Supervisorial District.

8. **08BAR-00000-00128 Wilson Addition, Remodel, Cabana, Pool Trellis, Front Entry Roof and Trellis 665 San Ysidro Road**
08LUP-00000-00259 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Tony Wilson, to consider Case No. 08BAR-00000-00128 for **conceptual review/preliminary approval of an approximately 933 square foot addition, an approximately 374 square foot cabana with an approximately 260 square foot covered porch and an approximately 146 square foot storage conversion.** The following structure currently exists on the parcel: residence of approximately 3,416 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-008, located at **665 San Ysidro Road** in the Montecito area, First Supervisorial District.

9. **08BAR-00000-00123 Medved Addition 1450 Wyant Road**
(No Planner Assigned) Ridgeline: N/A

Request of David Ellien, agent for the owners, Arnold and Doris Medved, to consider Case No. 08BAR-00000-00123 for **conceptual review of an approximately 567 square foot addition and remodel of existing residence.** The following structures currently exist on the parcel: residence of approximately 2,852 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-018, located at **1450 Wyant Road** in the Montecito area, First Supervisorial District.

10. **08BAR-00000-00118 Sheldon Partial Demo/Rebuild and Garage Remodel 1530 Miramar Beach Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Clay Aurell, architect for the owners, Nancy and Michael Sheldon, to consider Case No. 08BAR-00000-00118 for **conceptual review of a new two-story residence of approximately 3,755 square feet, the remodel of an existing garage and the demolition of the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,178 square feet (to be demolished) and a garage of approximately 450 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 25 cubic yard of fill. The property is a 4,356 square foot parcel zoned Z-R-1 and shown as Assessor's Parcel Number 009-345-018, located at **1530 Miramar Beach Drive** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P. M.

- 11. 08BAR-00000-00127 Tweddle New Single Family Dwelling and Guesthouse 1395 Oak Creek Canyon Road**
(No Planner Assigned) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR-00000-00127 for **conceptual review of a new residence of approximately 5,800 square feet and a guesthouse of approximately 800 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,750 cubic yards of cut and approximately 760 cubic yards of fill. The property is a 2.10 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-280-022, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

- 12. 01BAR-00000-00272 Westmont College – Phase 1 Development of Campus Master Plan 955 La Paz Road**
90-CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban
07LUP-00000-00821

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan. Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 156,311 gross square feet of buildings, including Winter Hall, Chapel/Auditorium, Adams Center, Residence Hall, Observatory, Central Plant, and Track Storage, and re-orientation of the baseball field and track and infield.** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06, 12/03/07, 1/07/08, 2/11/08, 2/25/08, 3/10/08 and 3/24/08.)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

ITEM #: C-1

MEMORANDUM

MEETING
DATE 06-16-08

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 ON CONSENT
- 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

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: C-2
MEETING
DATE 06-16-08

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Holly Bradbury, Planner DRS

DATE: June 12, 2008

RE: 08BAR-00000-00070, 08CDH-00000-00008, Mackall Addition, 330 Sheffield Drive

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.

PROJECT DESCRIPTION:

Request of Britt Jewett, architect for the owner, Debbie Mackall, to consider Case No. 08BAR-00000-00070 for **preliminary/final approval on consent of an addition to existing residence of approximately 196 square feet.** The following structures currently exist on the parcel: residence of approximately 4,283 square feet. The proposed project will not require grading or fill. The property is a 1.22 acre parcel zoned 1-E-1 and shown as Assessor's Parcel

Number 005-550-006, located at **330 Sheffield 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 P&D Staff review.**

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

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: C-3

MEMORANDUM

MEETING
DATE 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Errin Briggs, Planner
568-2047

DATE: June 16, 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 6/2/08:

- **Restudy the streetscape. Increase plant sizes and spacing. The grove should have a more natural appearance.**
- **Remove the fence and hedge.**
- **Project may return for final on consent.**

Project received review only. No action taken.

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

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: 1

MEMORANDUM

MEETING
DATE: 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Nicole Mashore, Planner

DATE: June 16, 2008

RE: Grafton-Humphrey New SFD & Guesthouse, 07BAR-00000-00124,
07LUP-00000-00497, 857 Picacho Lane, APN: 011-050-048

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.

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a new two-story residence of approximately 5,790 square feet with a basement of approximately 700 square feet; a detached garage of approximately 788 square feet with guesthouse of approximately 755 square feet above; and conversion of the existing residence to a storage structure. Grading will include 474 cubic yards of cut and 411 cubic yards of fill. A total of three oak 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 Picacho Road.. The property is a 1.26-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-048, located at 857 Picacho 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

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT ITEM #: 2

MEMORANDUM

MEETING
DATE: 06-16-08

TO: Montecito Board of Architectural Review
Attn: Peter Imhof

FROM: Seth Shank, Planner

DATE: June 4, 2008

RE: 07BAR-00000-00295, Enthoven New Garage/ Guest House/ Storage Shed, Case
No. 07LUP-00000-00834, 740 Ashley Road, APN No. 011-120-090

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:
The proposed garage, guest house and storage shed.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of existing garage and construction of 795 square foot garage with 795 square foot guest house above. Also proposed is a 150 square foot shed to replace existing shed which will be removed. Grading will include 75 cubic yards of cut and no 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 Department. Access will continue to be provided off of Ashley Road. The property is a 2.14-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-090, located at 740 Ashley Road in the Montecito Community 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**

ITEM #: 3

MEETING
DATE: 06-16-08

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Sarah Clark

DATE: June 11, 2008

RE: Pinecliff HOA Exterior Alterations
07CDH-00000-00041; 07BAR-00000-00293

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:

Lighting and colorboard.

The project was approved by the Montecito Planning Commission on May 21, 2008.

PROJECT DESCRIPTION:

Coastal Development Permit for replacement of existing trellises with two 240-square foot trellises and two 152-square foot trellises, replacement of existing courtyard walls, new siding, new exterior lighting, new 8-foot high site walls, a new 6'8"-high entry gate approved by 08CUP-00000-00021, new landscaping and irrigation, and parking lot re-grading and re-surfacing. Grading will include approximately 100 cubic yards of cut and approximately 75 cubic yards of fill. One oak tree and five 6 to 8-inch DBH palm trees will be removed and replaced with a 36-inch DBH oak. The parcel will continue to be served by the Montecito Water District, the Montecito Fire District, and the Montecito Sanitary District. Access will continue to be provided off of Eucalyptus Lane. The properties comprise a condominium development consisting of a 0.53-acre common area parcel and six air space units zoned DR-12 and shown as Assessor's Parcel Numbers 009-420-CA1, -014, -015, -016, -017, -018, and -019, located at 1500 Miramar Beach 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)
David Villalobos
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

ITEM #: 4

MEMORANDUM

MEETING
DATE: 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: June 16, 2008

RE: Case No. 07BAR-00000-00237, Feldman Single-Family Addition and Garage
Case No. 08LUP-00000-00119, 661 Park Lane, APN 007-120-063

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:

All zoning issues have been addressed in consultation with planner. In hearing minutes of October 8, 2007, the Board requested a photo simulation of the second story addition from the driveway, garage door details, and landscaping along north property line.

PROJECT DESCRIPTION:

The proposed project is for Land Use Permit to allow an addition of approximately 2,179 square feet to the existing residence, new basement of 573 square feet, new attached garage of approximately 600 square feet, and enclosed patio of approximately 683 square feet. The proposed project will require approximately 593 cubic yards of cut and zero cubic yards of fill. The project proposes the removal of one dead fir tree. 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 Park Lane. The property is a 1.0-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-063, located at 661 Park 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
Montecito Association

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: 5

MEMORANDUM

MEETING
DATE: 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: June 16, 2008

RE: Case No.08BAR-00000-00053, Shapiro New SFD/Guesthouse/Pool
Case No.08LUP-00000-00119, 669 Picacho Lane, APN 011-130-009

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:

Neighborhood compatibility, views, and privacy: At the May 5, 2008 hearing, the board requested a redesign of the master bedroom and terrace to address neighbor privacy issues.

Lighting: Please comment on the exterior lighting plan and wash lights.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a two-story residence of approximately 6,169 square feet, detached garages totaling 1159 square feet, and guest house of 760 square feet. Grading will include 1,900 cubic yards of cut and 700 cubic yards of fill. A total of 12 palm 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 via private driveway off of Picacho Lane. The property is a 2.1-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at 669 Picacho 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 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: David Villalobos
Montecito Association

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: 6

MEMORANDUM

MEETING

DATE 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Nicole Mashore, Planner

DATE: June 16, 2008

RE: 08BAR-00000-00130, Moelleken Wall and Entry Gates, 08EXE-00000-00150,
354 Sheffield Drive, APN: 005-550-003

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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed project is exempt from Coastal Development Permit requirements and an Exemption is being processed for the project, however, the project does require architectural review and is before your board for Conceptual/Preliminary/Final action. Please specifically comment on the wattage and shielding of the proposed lighting.

PROJECT DESCRIPTION:

The proposed project is for construction of a wall of no greater than 6 feet in height outside of required setbacks, construction of landscape walls of no greater than 4 feet in height outside of required setbacks, construction of a new entry gate (no greater than 6 feet in height) and posts (no greater than 8 feet in height) and grading of less than 50 cubic yards of cut and fill.

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)
Jason Moore
Montecito Association

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: 7

MEMORANDUM

MEETING
DATE 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: June 3, 2008

RE: 08BAR-00000-00129 Wilmon Barn Addition/Change of Use

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
- CONCEPTUAL/RELIMINARY/FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The project is to legalize an as-built 199 square foot addition to an existing permitted barn and to change the use of the structure to a workshop. No grading is proposed. The required parking would be provided by the existing two-car garage and the existing motor court area. No native and/or specimen tree or vegetation removal is proposed. The property will continue to be accessed from a private drive off of San Ysidro Road and will continue to be served by the Montecito Water and Sanitary Districts. The property is a 1.12-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-021, located at 601 San Ysidro 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 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)
Jason Moore
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

ITEM #: 8

MEMORANDUM

MEETING
DATE: 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: June 3, 2008

RE: 08BAR-00000-00128 Wilson Addition/Cabana/Pool

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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project consists of an addition of 933 square feet, a new 374 square foot cabana with 260 square foot porch, demolition of the existing pool, a new pool with spa, a new 690 square foot trellis, new covered entry of 125 square feet, and a new outdoor BBQ/counter. Also proposed is the demolition of the existing carport and storage shed. The proposed development is located within a previously developed area within the Environmentally Sensitive Habitat Buffer. Less than 50 cubic yards of grading is proposed (footings only). One Magnolia tree is proposed to be removed. No Oak trees or vegetation removal is proposed. Access will continue to be provided from San Ysidro Road. Two covered parking spaces and one uncovered parking space outside of setbacks will be provided. The property is a 1.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-008, located at 665 San Ysidro 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 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)
Jason Moore
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

ITEM #: 12

MEMORANDUM

MEETING

DATE: 06-16-08

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Alex Tuttle

DATE: June 12, 2008

RE: 01BAR-00000-00272, Westmont College Master Plan Phase I Development,
07LUP-00000-0082, 955 La Paz Road, APN 013-050-018

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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

With the presentation of plans on June 16, 2008, the MBAR will have seen all of the project elements of Phase I of the Westmont College Campus Master Plan. Please comment on the conformity of the plans with the Campus Master Plan that was approved by the Montecito Planning Commission in November 2006 and by the Board of Supervisors on February 20, 2007, and their consistency with the design guidelines that were established for new campus development. Specifically, comment on the proposed Chapel/Auditorium and the conformity of its current design, height, and layout with the plans that were approved as part of the Campus

Master Plan. As part of the final approval you will need to review and approve the final lighting plan and sign plan, in addition to the building and facility elements of Phase I.

PROJECT DESCRIPTION:

The proposed project is for construction of Phase I of the Westmont College Master Plan, including construction of the new campus entrance on Cold Spring Road and perimeter drive, construction of approximately 156,311 gross square feet of buildings, including Winter Hall, Chapel/Auditorium, Adams Center, Residence Hall, Observatory, Central Plant, and Track Storage, and re-orientation of the baseball field and track and infield. The project includes all landscaping associated with Phase I development and the campus perimeter, as well as exterior lighting and campus signage. Drainage improvements, including vegetated swales, detention basins, and other treatment features are included as part of Phase I development. The project will require the removal of numerous trees that will be replaced on-site as part of the tree protection and replacement program.

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
Agent/Applicant
Montecito Association

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