



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA Meeting Date: June 20, 2011 3:00 P.M.

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

Marsha Zilles	Anthony Spann	- Chair
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner
Dave Mendro		

- 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

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- Site Visit: 1:30
- For Item No. 4-10BAR-00000-00170- Morrow Demo New Single Family Dwelling 1661 & 1665 Fernald Point Lane
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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 6, 2011 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. 11BAR-00000-00074** Montesano Garage Conversion 633 Oak Springs Road
to a Single Family Dwelling
(Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Dawn Sherry, architect for the owner, Gene Montesano, to consider Case No. 11BAR-00000-00074 for **preliminary/final approval on consent of a conversion of an existing garage of approximately 467 square feet to a new single family dwelling, construction of a detached new covered parking area of approximately 470 square feet and a new tennis court with a wall of approximately 10 feet high and a fence of approximately 10 feet high, outside of the setback.** The following structures currently exist on the parcel: a two car garage of approximately 467 square feet. The proposed project will not require grading. The property is a 1.12 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 013-090-038, located at **633 Oak Springs Road** in the Montecito area, First Supervisorial District. (Continued from 6/6/11)

- C-2. 10BAR-00000-00038** Mahmoud-Fuladi Two Story SFD Demo Rebuild 445 Nicholas Lane
10LUP-00000-00458 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Barbara Ricketts architect for the owners, Nissrin Mahmoud & Bob Fuladi, to consider Case No. 10BAR-00000-00038 for a **final approval on consent of a new two story single family dwelling with the first floor being approximately 2,849 square feet, the second floor being approximately 2,247 square feet, basement of approximately 654 square feet and an attached garage of approximately 770 square feet.** The following existing structures will be demolished: a single family dwelling of approximately 1,850 square feet with an attached garage of approximately 756 square feet and an accessory structure of approximately 118 square feet. The proposed project will require approximately 1,040 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-003, located at **445 Nicholas Lane** in the Montecito area, First Supervisorial District. (Continued from 3/22/10, 12/6/10, 6/6/11)

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. **11BAR-00000-00087** **Sorrell Final Landscape Revision** **1151 Summit Road**
11RVP-00000-00045 (Brian Banks, Planner 568-3559) **Ridgeline: N/A**

Request of Brian Miller, agent for the owner, Jon Sorrell, to consider Case No. 11BAR-00000-00087 for **revised final approval of landscape revisions, including the placement of two olive trees and the removal of an approved hedge in road right-of-way.** The following structures currently exist on the parcel: a single family residence and attached garage of approximately 2, 205 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-024, located at **1151 Summit Road** in the Montecito area, First Supervisorial District.

2. **11BAR-00000-00065** **Turrichi Revised Final** **1355 East Mountain Drive**
11RVP-00000-00036 (Nicole Lieu, Planner 884-8068) **Ridgeline: N/A**

Request of Tom Meaney, architect for the owners, Scott & Lavette Turrichi, to consider Case No. 11BAR-00000-00051 for **revised final approval for removal of a previously approved study accessory structure of approximately 354 square feet, removal of a covered terrace approximately 480 square feet and an increase in the approved garage square footage to 598 square feet (from 574 square feet).** The following structures currently exist on the parcel: A two story single family dwelling of approximately 4404 total square feet, a pool house of approximately 630 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .90 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 5/9/11, 6/6/11)

PRELIMINARY APPROVAL

3. **11BAR-00000-00035** **Moller/Von Summer Single Family Dwelling** **280 Las Entradas Drive**
10CDP-00000-00093 **Second Floor Addition and New Garage** (Nicole Lieu, Planner 884-8068) **Ridgeline: N/A**

Request of Don Nulty, architect for the owners, Betsy Von Summer & John Moller, to consider Case No. 11BAR-00000-00035 for **preliminary/final approval of an addition to a two story single family dwelling, with the first floor being of approximately 2,426 square feet the second floor being 2,625 square feet and a new 3 car attached garage of approximately 742 square feet, with living space about and enclosure of existing loggia.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,777 square feet (1,841 square feet to be demolished), the second floor being approximately 2,386 square feet, an attached garage of approximately 519 square feet (to be converted into a gym) a detached garage of approximately 512 square feet (to be demolished), a guesthouse of approximately 439 square feet. The proposed project will require approximately 60 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 3.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-025, located at **280 Las Entradas Drive** in the Montecito area, First Supervisorial District. (Continued from 4/11/11, 6/6/11)

CONCEPTUAL REVIEW

4. **10BAR-00000-00170** **Morrow Demo** **1661&1665 Fernald Point Lane**
New Single Family Dwelling (J. Ritterbeck, Planner 568-3509) **Ridgeline: N/A**

Request of Domiane Forte, architect for the owners, Ron & Susan Morrow, to consider Case No. 10BAR-00000-00170 for **further conceptual review of a new two story single family dwelling with the first floor being approximately 5,543 square feet, the second floor being 2,752 square feet, a guesthouse of approximately 796 square feet, and an accessory structure of approximately 789 square feet.** The following structures currently exist on the parcel: a single family dwelling of

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: June 2, 2011

RE: 11BAR-00000-00074/11LUP-00000-00208, Montesano Garage Conversion,
Carport & Tennis Court, 633 Oak Springs Lane

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The 1.12 acre lot has a recommended floor area ratio (FAR) of 4,504 square feet [4,300 + (1,700 x .12)]. The proposed residence would be 467 square feet in size.

PROJECT DESCRIPTION: The proposed project is for the conversion of the 467 square foot (net) garage into a one-story (maximum height 14 feet) single family dwelling (original residence demolished under 10BDP-00000-00376), the construction of a carport and a tennis court with a 10-foot tall court fence. A 378 square feet (net) covered patio (maximum height of trellis above patio is 8.5 feet) is proposed on the north side of the new

dwelling. The carport will be located east of the dwelling. The carport will be approximately 470 square feet in size with a maximum height of 14 feet. The tennis court will be located on the northeastern portion of the structure. Additional landscaping is proposed around the perimeter of the tennis court to provide screening. The project requires less than 50 cubic yards of grading (approximately 40 cubic yards of cut and fill balanced onsite). Construction activities will not require the removal of any native trees or vegetation. Access to the site will continue to be taken from the existing driveway. The property will be served by the Montecito Water and Sanitary departments.

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.**

c: Case File
David Villalobos

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: Nicole Lieu, Planner

DATE: June 14, 2011

RE: Fuladi Demo/New SFD, 11BAR-00000-00038, 11LUP-00000-00458, 445
Nicholas Lane, APN: 013-210-003

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 ON CONSENT
- REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for final approval on consent of a new two story single family dwelling with the first floor being approximately 2,849 square feet, the second floor being approximately 2,247 square feet, basement of approximately 654 square feet and an attached garage of approximately 770 square feet. The following existing structures will be demolished: a single family dwelling of approximately 1,850 square feet with an attached garage of approximately 756 square feet and an accessory structure of approximately 118 square feet. The proposed project will require approximately 1,040 cubic yards of cut and approximately 560

cubic yards of fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-003, located at **445 Nicholas 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: Case File (to Planner)
David Villalobos
Applicant/Agent
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: Nicole Lieu, Planner

DATE: May 31, 2011

RE: Turrichi Revision, Case No. 11RVP-00000-00036, 11BAR-00000-00065
1355 East Mountain Drive, APN: 011-050-054

P&D staff will review the proposed revision to confirm 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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

*Are the proposed revisions minor enough to grant revised-final approval or should the project return for full board review?

PROJECT DESCRIPTION:

The proposed project is for revised final approval for removal of a previously approved study accessory structure of approximately 354 square feet, removal of a covered terrace approximately 480 square feet and an increase in the approved garage square footage to 598 square feet (from 574 square feet).

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks *(Signature)*

DATE: June 14, 2011

RE: 11BAR-00000-00087, Sorrell Landscape Change, 11RVP-00000-00045, 1151 Summit Road, APN 009-162-024

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: The proposed project is a revision to Condition No. 3 of 10CDP-00000-00074 which requires that the project conforms to previous BAR approval under Case No. 10BAR-00000-00121. The proposed revision is only for landscaping, and does not change any approved scope of work associated with the Coastal Development Permit for the dwelling. Any work within the right-of-way must comply with Public Works Road Encroachment Permit standards and a Road Encroachment Permit must be granted by Public Works.

PROJECT DESCRIPTION:

The proposed project is for a revision to the MBAR approved landscape plan to allow placement of two olive trees and a change of several shrubs and ground cover plantings within the road right-of-way. The proposed revision is only for landscaping, and does not change any approved scope of work associated with the Coastal Development Permit for the dwelling. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 0.23- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-162-024, located at 1151 Summit Road in the Montecito Planning area, First 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

FROM: Nicole Lieu, Planner

DATE: June 20, 2011

RE: Moller/Von Summer Addition and Garage, 280 Las Entradas Drive
Case No: 11BAR-00000-00035, 10CDP-00000-00093

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone 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.

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:

*Please confirm that glass used in light fixtures is opaque and that bulbs are low wattage

PROJECT DESCRIPTION:

Coastal Development Permit for an addition to a two story single family dwelling, with the first floor being of approximately 2,426 square feet the second floor being 2,625 square feet and a new 3 car attached garage of approximately 742 square feet, conversion of an existing 485 square foot garage to a gym and enclosure of existing loggia. The proposed project will require approximately 60 cubic yards of cut and approximately 60 cubic yards of fill. The property is a

3.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-025, located at 280 Las Entradas 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)
David Villalobos

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
FROM: J. Ritterbeck, Planner
DATE: June 20, 2011
RE: **Morrow SFDs Demo – New SFD, Lot Merger, New Accessory Structures
1661 & 1665 Fernald Point Case No. 10CDH-00000-00034, APN 007-374-003**

Preliminary review indicates that the project complies with the all zoning requirements for the 1-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.

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

This project may proceed for:

FURTHER CONCEPTUAL ONLY

by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Neighborhood Compatibility, including FAR.

The project will go to the Montecito Planning Commission for review and approval.

Please provide comments and direction to the MPC for inclusion into the Staff Report.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow demolition of a 3,438 sq.ft. SFD and a 528 sq.ft. garage at 1661 Fernald Point, and demolition of a 5,123 sq.ft. SFD, 465 sq.ft. garage, and two shed totaling 240 sq.ft. at 1665 Fernald Point. Also proposed is a Voluntary Lot Merger of the two subject parcels and construction of a new 8,394 sq.ft. SFD, new guesthouse of approximately 746 [gross] sq.ft., and new garage of approximately 711 [gross] sq.ft., a new pool and new trellises. An existing 737 sq. ft. guesthouse and detached 394 sq. ft. garage and 280 sq. ft. trellised carport area will remain and the guesthouse will have a change of use to a cabaña (*all cooking facilities will be removed*). Grading would include approximately 650 cubic yards of cut and 900 cubic yards of fill, with approximately 400 cubic yards of import. A total of 12 ornamental landscaping trees are proposed to be removed, including 11 palm trees and 1 pear tree, and an additional 5 pine trees (6", 6", 8"/9" double-trunk, 8", and 10") and 2 oak trees (6" and 10"/6" double-trunk) are also proposed for removal and replacement with a total of six 24-inch box oak trees, based upon the Arborist Report prepared by Peter Winn, dated April 4, 2011. 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 Fernald Point Lane. The project includes two adjacent parcels located at 1661 Fernald Point (APN 007-374-003) and 1665 (APN 007-374-004), 0.46-acre and 0.93-acres in size respectively, which would be merged to a single 1.39-acre parcel zoned 1-E-1 and located in the Montecito Community Plan 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 Coastal Development Permit is subject to review by the MPC.

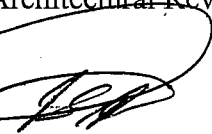
cc: Case File (to Planner)
David Villalobos
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: June 13, 2011

RE: 11BAR-00000-00019, Cerf Addition/Garage, 11LUP-00000-00060, 1908
Boundary Drive, APN 007-400-037

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | PRELIMINARY |
| <input checked="" type="checkbox"/> | FURTHER CONCEPTUAL/PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Please review landscape lighting plan. No up lighting allowed per ordinance, tree strap down lighting okay.

Notes:

- Historic analysis concluded that the structure was not a significant historic resource based on previous "severe" additions/alterations to the original 1974 structure during the 1980's.
- The project is .01% below recommended FAR of 5,286 sq. ft.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a single story addition of 1,203 (net) square feet, including conversion of the existing attached garage of 511 (net) sq. ft to habitable space, and construction of a new attached garage of 511 (net) sq. ft. The project includes exempt work including an interior remodel, new windows and doors, new spa, and new landscaping. Grading will include 135 cubic yards of cut, 395 cubic yards of fill, and 260 cubic yards of import. A total of two palm trees and one yucca are proposed for removal. 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 Boundary Drive. The property is a 1.58-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-037, located at 1908 Boundary 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)
David Villalobos
Applicant/Agent
Montecito Association

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