



# COUNTY OF SANTA BARBARA

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## 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 21, 2010  
3:00 P.M.**

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Bill Palladini	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	Alice McCurdy	- <b>Supervising Planner</b>
Derrick Eichelberger		

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- 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**

**III. MINUTES: The Minutes of June 7, 2010 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. 10BAR-00000-00018 Aviani Addition 555 Live Oaks  
10LUP-00000-00036 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Dawn Sherry, agent for the owners, James & Lisa Aviani, to consider Case No. 10BAR-00000-00018 for **final approval on consent of a addition to an existing single family residence of approximately 502 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,766 square feet, a guesthouse of approximately 318 square feet attached to a garage of approximately 523 square feet and detached shed of approximately 68 square feet. The proposed project will not require grading. The property is a .59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-170-007, located at **555 Live Oaks** in the Montecito area, First Supervisorial District.

(Continued from 2/22/10)

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

Request of Jennifer Foster, agent for the owner, Scott Sloan, to consider Case No. 10BAR-00000-00065 for **final approval of a new two story residence, the first floor consisting of approximately 2060 square feet, the second floor consisting of approximately 2076 square feet, and attached garage of approximately 837 square feet.** The following structures currently exist on the parcel and will be demolished: a two story residence with the first floor being approximately 1704 square feet. (gross) the second floor being approximately 853 square feet (gross) and a detached guesthouse of approximately 240 square feet (gross). The proposed project will require approximately 1400 cubic yards of cut and approximately 800 cubic yards of fill. The property is a .88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-016, located at **2600 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/10, 6/7/10)

2. 10RVP-00000-00047 Bessolo SFD Addition, 2040 Birnam Wood Drive  
Cabana & Garage  
08LUP-00000-00369 (Julie Harris, Planner, 568-3518) Ridgeline: N/A

Request of Doug Lindfors, architect for the owners, John and Allegra Bessolo, to consider Case No. 10RSV-00000-00047 for **revised final approval of an approximately 107 square foot addition to an existing residence and remodel, and an approximately 295 square foot pergola over a 390 square foot pad, with outdoor fireplace.** The following structures currently exist on the parcel:

residence of approximately 4,091 square feet with an attached garage of approximately 658 square feet. The proposed project will not require grading. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-004, located at **2040 Birnam Wood Drive** in the Montecito area, First Supervisorial District.

### PRELIMINARY APPROVAL

3. **09BAR-00000-00210**                      **Hosmer Adobe Additions and New Barn**                      **461 San Ysidro Road**  
09LUP-00000-00545                      (Julie Harris, Planner 568-3518)                      Ridgeline: N/A

Request of Central Coast Real Estate, LLC, agent for the owners, 461 San Ysidro, LLC, to consider Case No.09BAR-00000-00210 for **preliminary approval of restoration and rehabilitation of the Hosmer Adobe including the following additions: approximately 432 square feet to the adobe residence, approximately 179 square feet to the water tower/lean to structure with reconstruction of the water tank on the tower roof, and approximately 69 square feet to the cottage, a new barn of approximately 2,182 square feet (1,644 square feet ground floor, 538 square foot hayloft ), and a new driveway 6 ft. high entry gate with 6 ft. tall wing walls and 6 ft. 8 inch gateposts and a new 5 ft. high fence along the San Ysidro frontage of black chain link with screening hedge.** The following structures currently exist on the parcel: Hosmer Adobe residence of 1,671 square feet, water tower/lean to structure of 525 square feet and cottage of 276 square feet. The proposed project will not require grading. The property is a 0.81-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-710-019, located at **461 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 1/25/10)

4. **10BAR-00000-00044**                      **Layden Pool Cabana**                      **830 Buena Vista Avenue**  
10LUP-00000-00090                      (Brian Banks, Planner 568-3559)                      Ridgeline: N/A

Request of Benjamin Woodall, agent for the owners, Marjorie Layden, to consider Case No. 10BAR-00000-00044 for **further conceptual review /preliminary approval of an unpermitted pool cabana of approximately 720 square feet with attached covered porch of approximately 175 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,538 square feet, a guesthouse of approximately 631 square feet and swimming pool. The proposed project will not require grading. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at **830 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 4/5/10)

### CONCEPTUAL REVIEW

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

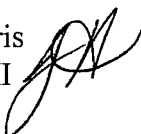
Request of Peter Becker architect for the owners, Peter Levine & Martha Blackwell, to consider Case No. 10BAR-00000-00079 for **further conceptual review/preliminary approval of a single story addition of approximately 111 square feet to an existing two story single family dwelling of approximately 3,367 square feet, convert an attached garage of approximately 438 square feet into living area, and construct a detached garage of approximately 603 square feet in size and a height of approximately 13 ft.** The following structures currently exist on the parcel: a two story single family residence. The first



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Julie Harris  
Planner III 

DATE: June 21, 2010

RE: 08BAR-00000-00017, Bessolo SFD Addition & Pergola, 10RVP-00000-00047  
(08LUP-00000-00369), APN 007-520-004

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Preliminary review indicates that the project complies with all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use and 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.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Changes to the project and proposed landscaping. Since your Board granted final approval, the project has been redesigned, significantly reducing the size and scope. Now only 107 sq. ft. will be added to the residence, the driveway will not be realigned, site walls along the front of the property have been reduced, and grading has been eliminated. The pergola remains as part of the project and is essentially the same. Landscaping has been revised and reduced, but retains a similar concept.

- Overall lighting plan for the site and proposed additional light fixtures, which include directional and well-type lighting to ensure that lighting is consistent the Montecito Architectural Guidelines and Development Standards for exterior lighting (page 22). Note: up-lighting of native trees (oaks and sycamores) is not proposed. Lighting appears to be similar to the approved lighting plan.

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## **PROJECT DESCRIPTION:**

**The proposed project is for revised final approval of an approximately 107 square foot addition to an existing residence and remodel, and an approximately 295 square foot pergola over a 390 square foot pad, with outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 4,091 square feet with an attached garage of approximately 658 square feet. The proposed project will require not require grading. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-004, located at **2040 Birnam Wood 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 Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

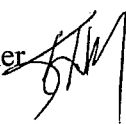
cc: Case File (to Planner)  
Sharon Foster  
Applicant/Agent  
Montecito Association

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner 

DATE: June 3, 2010

Re: 10BAR-00000-00018/10LUP-00000-00036, 555 Live Oaks Road

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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**
- PRELIMINARY/FINAL**
- FINAL (Consent)**
- REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The project site has a recommended floor area ratio (FAR) of 3,275 square feet. The project addition will increase the floor area of the residence to approximately 2,268 square feet, well below the recommended FAR.

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**PROJECT DESCRIPTION:**

**The proposed project is for an addition of approximately 502 square feet to the existing single family dwelling. The addition will be located on the southwest portion of the dwelling and will replace approximately 215 square feet of an existing deck. The height of**

**the addition will match the existing roofline. A small shed (approximately 84 square feet in size will be removed from its location within the side yard setback. The project will not require any grading or the removal of any native vegetation or trees. The residence will continue to be served by the Montecito Water and Sanitary districts. Access will remain off an existing driveway via Live Oaks Road.**

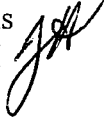
Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit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

xc: 10LUP-00000-00036, case file  
David Villalobos  
Dawn Sherry, Sherry & Associates, ([dawn@dawnsherry.com](mailto:dawn@dawnsherry.com))  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Julie Harris  
Planner III 

DATE: June 21, 2010

RE: 09BAR-00000-00210, Hosmer Adobe Additions & New Barn,  
09LUP-00000-00545, 461 San Ysidro Road, APN 009-710-019

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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 and 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**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The design, materials, aesthetics, planting material, especially for the hedge, of the gate, gateposts, walls, fence and hedge, and whether the proposal will maintain the visibility of the landmark structures from San Ysidro Road.

The HLAC reviewed the project on June 14, 2010 and gave the project conceptual approval, approving the proposed rehabilitation of the landmark structures and the new barn. However, the HLAC gave direction to the applicant to restudy the design and materials of the proposed gate, gateposts, fence, and hedge, to maintain the public views into the property of the landmark.

- Specifically, the HLAC will not allow chain link and will not support a hedge such as pittosporum, which would grow to completely screen the property from public view.
- The HLAC's preference is for a design reminiscent of a 19<sup>th</sup> century farm.

- The HLAC offered preferred suggestions such as low stone walls (no more than three ft. high), split rail and three rail.
- Although not specifically reminiscent of a 19<sup>th</sup> century farm the HLAC stated that wrought iron would be acceptable as it is an attractive alternative to chain link, while still allowing views into the property.
- The HLAC would like to see plantings along the front that would maintain views to the landmark structures.
- Suggestions were provided to use a dense, thorny, low-growing plant material to maintain visibility and provide security. Plant species for the hedge along the front of the property is not identified on the current submittal.
- HLAC was supportive of applicant's suggestion to use wrought iron below the ficus and low stone wall with thorny plant material, and trailing vines, as discussed at the meeting. However, the low stone wall concept has not been brought forth today.
- Please comment on the wing wall that runs north of the driveway and pedestrian gate. At six ft. tall it appears this wall would completely screen the adobe from any public view.
- The applicant has submitted a revised design for MBAR's review but the HLAC will not have an opportunity to review it until its next meeting on July 12, 2010. Any comments the MBAR can provide on aesthetics, plant materials and views can be of assistance to the HLAC at its next review.

Please note the changes to your agenda regarding the project description for the fence, gate, etc.

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## **PROJECT DESCRIPTION:**

**The proposed project is for preliminary approval of restoration and rehabilitation of the Hosmer Adobe including the following additions: approximately 432 square feet to the adobe residence, approximately 179 square feet to the water tower/lean to structure with reconstruction of the water tank on the tower roof, and approximately 69 square feet to the cottage, a new barn of approximately 2,182 square feet (1,644 square feet ground floor, 538 square foot hayloft ), and a new driveway 6 ft. high entry gate with 6 ft. tall wing walls and 6 ft. 8-4 inch gateposts and a new 5 ft. high fence along the San Ysidro frontage of ~~black chain-link~~ wrought iron with screening hedge.** The following structures currently exist on the parcel: Hosmer Adobe residence of 1,671 square feet, water tower/lean to structure of 525 square feet and cottage of 276 square feet. The proposed project will not require grading. The property is a 0.81-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-710-019, located at **461 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 Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**


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

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: June 2, 2010

RE: 10BAR-00000-00044, Layden Pool & Pool Cabana, 10LUP-00000-00090, 830 Buena Vista Ave, APN 007-060-020

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

**Per Conceptual MBAR comments:**

- **Confirmed pool equipment complies with required setback**
- **Footprints of neighboring structures shown**

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**PROJECT DESCRIPTION:**

**The proposed project is for a Land Use Permit to allow validation of an existing unpermitted 40 ft. x 14 ft. swimming pool, pool equipment, and 800 sq. ft. pool cabana with 473 sq. ft. deck. No grading is proposed. The project does not propose the removal of any oak trees, specimen trees or native vegetation. The residence will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. Access to the site will continue to be taken from a private driveway easement off Buena Vista Ave. The property is a 3.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at 830 Buena Vista Ave 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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