



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA AND SITE VISIT

SPECIAL MEETING LOCATION:

Board of Supervisors Hearing Room
Santa Barbara County
Administration Building, 4th Floor
105 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

**Meeting Date: June 29, 2009
3:00 P.M.**

Revisions: Item # 4 – McMahon New SFD/Garage/Cabana (08BAR-00000-000158) has been added to the Standard Agenda.

Johnston Demo/Rebuild SFD & Cabana (09BAR-00000-00056), has been removed from the Standard Agenda, as well as the accompanying site visit.

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

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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.

Site Visit: 1:00 P.M.

View Story Poles for Item No. 1 - Tea Fire Tarleton Single Family Dwelling Rebuild – 09BAR-00000-00081 – 195 Sierra Vista Rd

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 15, 2009 will be considered.
- IV. AGENDA STATUS REPORT**
- 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.

1. 09BAR-00000-00081 Tea Fire Tarleton Single Family Dwelling Rebuild 195 Sierra Vista Road
09LUP-00000-00176 (Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of Robert Klammer, agent/architect for the owners, Guy & Serina Tarleton, to consider Case No. 09BAR-00000-00081 for **preliminary/final approval of a new two story single family dwelling of approximately 3,820 square feet with the first floor being approximately 2,135 square feet and the second floor approximately 1,685 square feet and an attached garage of approximately 789 square feet with a balcony of approximately 30 square feet.** All the structures formerly existing on the parcel were destroyed in the Tea Fire. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a .78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-022, located at **195 Sierra Vista Road** in the Montecito area, First Supervisorial District. (Continued from 5/18/09, 6/1/09, 6/15/09)

2. 09BAR-00000-00099 Westmont Tea Fire Campus Screening Plan 955 La Paz Road
90CP-096 RV01, 08LUP-00000-00821 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Laurel Perez, agent for the owners, Westmont College, to consider Case No. 09BAR-00000-00099 for **conceptual review, preliminary and final approval of an updated landscape screening plan in response to the Tea Fire.** The following structures currently exist on the parcel: Westmont College. The proposed project will not require grading. The property is 111 total acres zoned 1-E-1 and shown as Assessor's Parcel Numbers 013-080-007, 013-050-018, 013-060-04, and 013-060-006 located at **955 La Paz Road** in the Montecito area, First Supervisorial District.

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

3. 08BAR-00000-00127 Tweddle New Single Family Dwelling and Guesthouse 1395 Oak Creek Canyon Road
08DVP-00000-00029 (Nicole Mashore, Planner 884-8068) Ridgeline: Yes

Request of Peter Becker, architect for the owner, Michael Tweddle, to consider Case No. 08BAR-00000-00127 for **preliminary/final approval of a new residence of approximately 4,944 square feet, attached garage of 776 square feet, detached guesthouse of approximately 749 square feet, pool, entry gates and retaining walls.** There are currently no structures on the parcel. The proposed project will require approximately 5,291 cubic yards of cut and approximately 475 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ-100 and RMZ-40 and shown as Assessor's Parcel Numbers 011-280-022 and 011-280-011, located at **1395 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08, 10/20/08, and 4/06/09)

4. 08BAR-00000-00158 McMahan New Single Family Dwelling, Garage and Cabana 975 Hot Springs Road
08LUP-00000-00656 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Harry and Jacquie McMahan, to consider Case No. 08BAR-00000-00158 for **preliminary approval of a new two-story residence of approximately 8,463 square feet with a basement of approximately 3,798 square feet, an attached 3-car garage of approximately 948 square feet, a detached pump house of approximately 298 square feet, and a cabana of 817 square feet.** The lot is currently vacant. The proposed project will require approximately 2,700 cubic yards of cut and approximately 3,000 cubic yards of fill. The property is a 5.02 net acre (5.62 gross acre) parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08 and 12/15/08)

5. 09BAR-00000-00098 Mayrock Addition 735 Fuera Lane
(No Planner Assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Elliot and Alecia Mayrock, to consider Case No. 09BAR-00000-00098 for **conceptual review of an addition to the second floor of the residence of approximately 80 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,305 square feet, the first floor being approximately 2,216 square feet and the second floor being approximately 2,089, a detached garage of approximately 500 square feet, a cabana of approximately 755 square feet and a guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-024, located at **735 Fuera Lane**, in the Montecito area, First Supervisorial District.

6. 09BAR-00000-00096 Tilson New Single Family Dwelling and Guesthouse 960 Park Lane West
(No Planner Assigned) Ridgeline: N/A

Request of Theip Cung, architect for the owners, John Tilson, to consider Case No. 09BAR-00000-00096 for **conceptual review of a new single family two story residence of approximately 5,940 square feet with the first story being approximately 4,500 square feet and the second story being approximately 1,250 square feet and a guesthouse of approximately 800 square feet and attached garage of approximately 990 square feet.** Nothing currently exists on the parcel. The proposed project will require approximately 1,900

cubic yards of cut and approximately 1,900 cubic yards of fill. The property is 53.6 total acres zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-036,007-020-037, 007-020-011 located at **960 Park Lane West** in the Montecito area, First Supervisorial District.

7. **09BAR-00000-00097** **Gilchrest New Single Family Dwelling/Garage Demo** **661 Picacho Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owners, John and Gilchrest, to consider Case No. 09BAR-00000-00097 for **conceptual review of a new residence of approximately 4,574 square feet, an attached garage of approximately 687 square feet, and a new driveway and parking area.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,590 square feet and a garage of approximately 687 square feet (all to be demolished). The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-005, located at **661 Picacho Lane** 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.

8. **08BAR-00000-00145** **680 Stonehouse Lane LLC New Single Family Dwelling, Garage and Guesthouse** **680 Stonehouse Lane**
08LUP-00000-00471 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Larry Graves, architect for the owner, 680 Stonehouse Lane LLC, to consider Case No. 08BAR-00000-00145 for **preliminary approval of a new residence of approximately 6,107 square feet with an attached garage of approximately 1,472 square feet and a guesthouse of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-030, located at **680 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 3/9/09, 3/23/09, 4/6/09, 5/4/09)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Alex Tuttle, 884-6844

DATE: June 25, 2009

RE: 09BAR-00000-00099, Westmont College Tea Fire Campus Screening Plan,
07LUP-00000-00821, 955 La Paz Road, APN 013-080-007

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:

<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 screening plan is provided in compliance with a condition of approval of Westmont College's CUP. The screening plan is designed to replace perimeter landscape screening that was lost in the Tea Fire.

PROJECT DESCRIPTION:

The proposed project is for installation of perimeter landscaping along the western and northern campus boundaries in order to replace landscape screening of the campus from surrounding residents that was destroyed in the Tea Fire.

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.


cc: Case File (to Planner)
David Villalobos
Laurel Fisher Perez, 800 Santa Barbara Street, Santa Barbara, CA 93101
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks 

DATE: June 16, 2009

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

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

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a new approximately 3,800 sq. ft. (net) single family dwelling with 789 sq. ft. (net) attached garage to replace a dwelling destroyed by the Tea Fire. Outdoor elements include a new 7 ft. by 7 ft. spa, new patio areas and landscaping. Grading will include 35 cubic yards of cut and 35 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Sierra Vista Road. The property is a 0.78-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-022, located at 195 Sierra Vista Road in the Montecito Area, 1st Supervisorial District.

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

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujó

FROM: Nicole Mashore, Planner

DATE: June 29, 2009

RE: Tweddle New Single Family Dwelling & Guesthouse, 08BAR-00000-00127
08DVP-00000-00029, 1395 Oak Creek Canyon Road, APN: 011-280-022

Preliminary review indicates that the project complies with the requirements of the Resource Management 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, *except for the following:*

1. **Native and Drought Tolerant Species.** Oak Creek Canyon Conditions require the use of drought tolerant and native vegetation. Many of the landscape species proposed for installation are not drought tolerant or native.
2. **Grading Outside Building Envelope.** Oak Creek Canyon Conditions require that no grading take place outside of the development envelope. Grading plans show grading outside of the development envelope adjacent to the driveway and retaining walls are not currently designed to avoid grading outside of the development envelope.

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:

1. **Landscape.** Use of drought tolerant species and design, landscape renderings, use of trailing vines over walls.
 2. **Lighting.** Choice of fixtures, wattage, spillover onto adjacent parcels
 3. **Colors.** Exterior colors/materials for structures and walls (required to be earthtone to match surrounding terrain)
 4. **Grading.** Ability to make findings to exceed 1500 cubic yards.
 5. **Height.** Ability to make findings for a height exception request for the proposed pergola.
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PROJECT DESCRIPTION:

The proposed project is for preliminary review of a Development Plan (Case No. 08DVP-00000-00029) for a new residence of approximately 4,944 square feet, 776 square foot attached garage, 749 square foot detached guesthouse, pool, spa, retaining walls of up to eight feet in height, landscape, hardscape, grading of approximately 5,291 cubic yards of cut and 475 cubic yards of fill, removal of 11 oak trees and replacement planting including 92 replacement oak trees. The proposed project is also for a Conditional Use Permit (Case No. 08CUP-00000-00078) to allow for new entry gates of 8'6" tall and posts of 7'6" tall.

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 permits for development are 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**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Sarah Clark

DATE: June 24, 2009

RE: Decker SFD, 680 Stonehouse Lane
08LUP-00000-00471; 08BAR-00000-00145

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:

The proposed project meets all requirements of the 2-E-1 zone district and the Conditions of Approval of TM 14,496.

Several neighbors have come forward with concerns about the project, including size, bulk, and scale, landscaping, and obstruction of mountain views.

In response to MBAR's comments at its last review of the project, the applicant has lowered the finished floor elevation by slightly less than one foot. The roofline on each end of the structure

has been lowered by approximately two feet, and roof pitch has been decreased at each end of the structure.

The applicant has eliminated the two bedrooms on the second floor of the structure, instead calling the space an “attic”. Aside from the lowering of the roof height at this portion of the structure, no other changes have been made to the elevations of the residence. The bedrooms were removed and the space was designated as an attic in order to reduce the project FAR.

The applicant has also changed the motorcourt material to turfblock and added an interlocking concrete paver walkway at the front of the house.

PROJECT DESCRIPTION:

Land Use Permit for a new 5,857 sq. ft. single-family dwelling, 1,409 sq. ft. attached garage, and 800 sq. ft. guesthouse. Grading will include 100 cubic yards of cut and 400 cubic yards of fill. Two oak trees and one black acacia tree 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 be provided off of Stonehouse Lane. The property is a 2.01-acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 155-060-030, located at 680 Stonehouse Lane in the Montecito area, 1st Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the 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