



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 30, 2008  
3:00 P.M.**

Santa Barbara County  
Administration Building, 4<sup>th</sup> Floor  
Board of Supervisors Conference Room  
105 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

**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	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketznel	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
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.

**Site Visit - 1:30 P.M.**

**View Story Poles for Item No. 6 – 1147 Hill Road LLC New SFD, Garage & Cabana – 1147 Hill Road**

### 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 16, 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-00000-00128 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 **final approval on consent 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. (Continued from 6/16/08.)

**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. 06BAR-00000-00168 Biltmore Seawall 1281 Channel Drive**  
05CUP-00000-00025 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Steve Welton and Suzanne Elledge, agents for the owner, Ty Warner Hotels and Resorts, LLC, to consider Case No. 06BAR-00000-00168 for **revised final approval of approximately 634 linear feet of seawall, replacement of damaged stairway, and installation of new stairway and associated landscaping.** The following structures currently exist on the parcel: Coral Casino Beach and Cabana Club and the seawall. The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 3.29 acre parcel zoned C-V/REC and shown as Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06, 9/25/06 and 12/11/06.)

**2. 07BAR-00000-00180 Levine/Leichtman Single Family Dwelling Addition, Cabana, Green House 819 San Ysidro Lane**  
07LUP-00000-00560 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Paul Williger and Sarah Brar, architects for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **final approval of a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,415 square feet and second floor addition of approximately 465 square**

**feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,320 square feet with a detached garage of approximately 540 square feet (to be demolished) and detached studio of approximately 460 square feet. The proposed project will require approximately 650 cubic yards of cut and 650 cubic yards of fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07, 10/22/07, 1/28/08 and 2/25/08.)

3. **07BAR-00000-00301**                      **Misfeldt Minor Addition**                      **135 La Vuelta Road**  
 08CDP-00000-00008                      (Eric Gage, Planner 568-2002)                      Ridgeline: N/A

Request of Carl Schneider, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00301 for **revised final approval of an approximately 50 square foot minor second floor addition, covered patio, new landscape plan and new entry gates.** The following structure currently exists on the parcel: residence under construction of approximately 4,687 square feet. The proposed project will not require grading. The property is a 17,010 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 1/07/08, 1/28/08 and 6/16/08.)

4. **06BAR-00000-00264**                      **Bradley Single Family Dwelling,  
Garage, Pool House, and Guesthouse**                      **975 Lilac Drive**  
 06LUP-00000-00965                      (Errin Briggs, Planner 568-2047)                      Ridgeline: N/A

Request of Domaine Forte and Ken Mineau, architects for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **final approval of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 753 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06, 5/21/07 and 1/07/08.)

5. **07BAR-00000-00169**                      **Merzbach Demo/New  
Single Family Dwelling**                      **2090 East Valley Road**  
 07LUP-00000-00444                      (J. Ritterbeck, Planner 568-3509)                      Ridgeline: N/A

Request of Henry Lenny, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **final approval of a new two-story residence of approximately 4,146 square feet with an attached 3-car garage of approximately 800 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: single-story residence of approximately 1,600 square feet with an attached garage of approximately 478 square feet, detached guesthouse of approximately 480 square feet, and garden shed of approximately 100 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-016, located at **2090 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 7/16/07, 11/05/07 and 5/19/08.)

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

**CONCEPTUAL REVIEW**

6. **1147 Hill Road LLC New Single Family Dwelling,  
08BAR-00000-00114 Garage and Cabana 1147 Hill Road**  
08CDP-00000-00072 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Patsy Stadelman, agent for the owner, 1147 Hill Road LLC, to consider Case No. 08BAR-00000-00114 for **further conceptual review of a new residence of approximately 2,685 square feet, a garage of approximately 693 square feet and a cabana of approximately 325 square feet.** The following structures currently exist on the parcel: single family residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 176 cubic yards of cut and approximately 33 cubic yards of fill. The property is a 12,228 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at **1147 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/02/08.)

7. **Askari Single Family Dwelling  
08BAR-00000-00146 Addition, Guesthouse, Pool house Remodel 1084 Golf Road**  
08LUP-00000-00311 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Braden Sterling, agent/architect for the owner, Tannaz Askari, to consider Case No. 08BAR-00000-00146 for **conceptual review and preliminary approval of an approximately 1,296 sq. ft. addition to the existing residence, an approximately 800 sq. ft. guesthouse, and demolition of the existing cabana and reconstruction of a new 648 sq. ft. pool cabana.** The following structures currently exist on the parcel: residence of approximately 5,900 square feet, garage of approximately 483 square feet, a pool house of approximately 488 square feet and an approximately 241 square foot storage shed. The proposed project will require approximately 26.5 cubic yards of cut and zero fill. The property is a 3.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District.

8. **Ziegler Single Family Dwelling  
08BAR-00000-00142 Addition and Remodel 607 San Ysidro Road**  
08LUP-00000-00294 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dennis Gibbens, architect for the owners, Peter and Cheryl Ziegler, to consider Case No. 08BAR-00000-00142 for **conceptual review of an approximately 301 square foot addition and remodel to existing residence, and an approximately 256 square foot storage shed.** The following structures currently exist on the parcel: residence of approximately 3,955 square feet and a garage of approximately 980 square feet. The proposed project will require less than 50 cubic yards of cut and less than 50 cubic yards of fill. The property is a 1.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-023, located at **607 San Ysidro Road** in the Montecito area, First Supervisorial District.

9. **Bohlinger New Single Family Dwelling,  
08BAR-00000-00140 Accessory Structure 311 Ennisbrook Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Peter Bohlinger, to consider Case No. 08BAR-00000-00140 for **conceptual review of a new residence of approximately 4,248 square feet with an approximately 1,060 square foot basement, a detached garage of**

**approximately 1,060 square feet and an approximately 752 square foot accessory structure.** There are no structures currently on the parcel. The proposed project will require approximately 240 cubic yards of cut and approximately 405 cubic yards of fill. The property is a 0.962 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-034, located at **311 Ennisbrook Drive** in the Montecito area, First Supervisorial District.

10. **08BAR-00000-00131** **Cherner New Single Family Dwelling,**  
**Garage and Pool** **813 Romero Canyon Road**  
08LUP-00000-00308 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owners, Stephen and Vicki Cherner, to consider Case No. 08BAR-00000-00131 for **conceptual review of a new two-story residence of approximately 4,700 square feet with an approximately 275 square foot basement and a garage of approximately 500 square feet.** There are no structures currently on the parcel. The proposed project will require approximately 980 cubic yards of cut and approximately 980 cubic yards of fill. The property is a 5.50 acre parcel zoned 5-E-1 shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** 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-00000-00135** **Conk Addition** **818 San Ysidro Road**  
08LUP-00000-00297 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Tom Smith, agent/architect for the owner, Chris Conk, to consider Case No. 08BAR-00000-00135 for **conceptual review of an addition of approximately 260 square feet.** The following structures currently exist on the parcel: residence of approximately 4,177 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 shown as Assessor's Parcel Number 011-110-026, located at **818 San Ysidro Road** in the Montecito area, First Supervisorial District.

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

ITEM #: C-1  
MEETING  
DATE: 06-30-08

MEMORANDUM

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks

DATE: June 19, 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 on CONSENT
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Confirm shutters are removed per preliminary approval comments.

**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 #: 1

MEMORANDUM

MEETING  
DATE: 06-30-08

**TO:** Montecito Board of Architectural Review  
Attn: June Pujo

**FROM:** Errin Briggs, Planner (x2047)

**DATE:** June 30, 2008

**RE:** Coral Casino Seawall Replacement, **06BAR-00000-00168**  
1281 Channel Drive, Montecito  
Case No. 08CDP-00000-00077, APN: 009-353-015

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Preliminary review indicates that the project complies with all zoning requirements for the C-V zone district and is consistent with the requirements of the Article II Zoning Ordinance and the policies of the Comprehensive Plan including the Coastal Land Use Plan and 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 (REVISED)
- FINAL
- REVISED FINAL

APPROVAL by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The applicant proposes to install new landscaping (Iceplant) on top of the existing seawall. No other physical changes would be made as part of the project. Please determine the adequacy of the proposed plantings and suggest alternative species if appropriate.

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## PROJECT DESCRIPTION:

This is a follow-up Coastal Development Permit to Conditional Use Permit 05CUP-00000-00025 to allow the property owner to install landscaping on top of the western portion of the Biltmore Seawall between the existing safety railing and the ocean. The plantings would begin at the edge of the recently completed public access stairway in front of the Hotel and then continue westerly for approximately 400 linear feet to the end of the most western stairway/property line. This portion of the seawall has not yet been rebuilt as described under 05CUP-00000-00025 and for aesthetic purposes, the property owner proposes to install a “trailing” plant to partially screen the oceanside façade of the seawall.

The project consists of saw-cutting a 30” wide by 400 foot long strip on top of the seawall in the existing concrete for new landscaping. The proposed plant material would be installed every 12 inches to provide a uniform appearance. The plants would not exceed 12 inches in height and would not impede any public or coastal views of either the mountains or the ocean. No grading or tree removal would be necessary to prepare the plantings.

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:

Montecito Association

Steve Welton, 800 Santa Barbara Street, Santa Barbara, CA 93101


COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

ITEM #: 2

MEMORANDUM

MEETING  
DATE: 06-30-08

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Lisa S. Martin 

DATE: June 25, 2008

RE: 07BAR-00000-00180, Levine-Leichtman Addition & Remodel  
07LUP-00000-00560, 819 San Ysidro Lane, APN 011-110-015

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:

PROJECT DESCRIPTION:

The proposed project includes a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,415 square feet and second floor addition of approximately 465 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; new pool cabana of approximately 800 square feet; and new greenhouse of approximately 250 square feet.

The existing swimming pool would be demolished, and a new pool constructed near the new cabana. Grading would consist of approximately 647 cubic yards. A total of one oak tree is proposed for removal and would require mitigation.

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  
Applicant/Agent  
Montecito Association

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

AGENDA ITEMS

MEMORANDUM

ITEM #: \_\_\_\_\_ 5

TO: Montecito Board of Architectural Review  
Attn: Peter Imhof

FROM: J. Ritterbeck, Planner

DATE: June 30, 2008

RE: 07BAR-00000-00169, Merzbach Demo/Rebuild SFD  
07LUP-00000-00444, 2090 East Valley Rd., 007-140-016

MEETING  
DATE: \_\_\_\_\_ 06-30-08

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:

FINAL APPROVAL

by your board.

**PLANNER COMMENTS:**

- Agent / Applicant have worked with P&D to address all zoning issues and concerns.

**PROJECT DESCRIPTION:**

The proposed project is for the demolition of the existing one-story single family dwelling of 1,600 square feet and construction of a new two-story single-family dwelling of 4,146 square feet with an attached three-car garage of 800 square feet. The height of the residence would not exceed 25 feet. No native trees or vegetation are proposed to be removed. A new driveway off Oak Grove Drive is proposed, and the existing driveway off of East Valley Rd. is proposed to be removed. Some existing driveway paving would be removed and some additional paving would be added to the driveway. Approximately 50 cubic yards of grading is proposed. The existing guesthouse of 480 square feet would remain. Access would continue to be maintained from East Valley Road. Service would continue to be maintained by the Montecito Water, Sanitary, and Fire Protection Districts. 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

ITEM #: 7

MEMORANDUM

MEETING  
DATE 06-30-08

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Lisa S. Martin 

DATE: June 25, 2008

RE: 08BAR-00000-00146, Askari Addition, Guesthouse and Cabana  
08LUP-00000-00311, 1084 Golf Road, APN 009-091-011

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: N/A

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of the existing 488 sq. ft. pool cabana and construction of a new 648 sq. ft. cabana, a new 800 sq. ft. guesthouse, and a 1296 sq. ft. addition to the existing residence. Maximum height of the residence would be 23'-2". Total square footage of the residence upon completion of the project would be approximately 7,196 square feet. The maximum height of the guesthouse would be 15 feet and maximum height of

the cabana 15'-6". Grading will include 26.5 cubic yards of cut and 0 cubic yards of fill. No tree or vegetation removal would be required for the project. 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 Golf Road. The property is a 3.16-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at 1084 Golf Road in the Montecito Area, 1st Supervisorial District.

The project site is approximately 3.16 acres in size. Pursuant to the Montecito Architectural Guidelines and Development Standards, Section III.B.3, this size lot has a recommended House Net Floor Area of 7,972 square feet. Therefore, the project would be consistent with the recommended maximum net floor area.

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  
Applicant/Agent  
Montecito Association