



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED (7-8-10) AGENDA

**Meeting Date: July 12, 2010
3:00 P.M.**

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

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

Revisions: The addition of revised preliminary has been added to item #1- Hosmer Adobe Additions and New Barn, and the addition of item #4-Levine/Blackwell Addition and Garage to the agenda.

- 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 21, 2010 will be considered**

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Attendance at Noticed Site Visits

V. 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. | 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 **revised preliminary/final 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 entry gate 6 ft. high with 6 ft. tall wing walls and 6 ft. 4 inch gateposts and a new 6 ft. high wrought iron fence along the San Ysidro frontage.** 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, 6/21/10)

- | | | | |
|-----------|--------------------------|---|-------------------------------|
| 2. | 10BAR-00000-00044 | Layden Pool Cabana and Covered Porch | 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 **final 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, 6/21/10)

- | | | | |
|-----------|--------------------------|--|---------------------------|
| 3. | 10BAR-00000-00103 | 1755 Fernald Point Revision | 1755 Fernald Point |
| | 09RVP-00000-00104 | (Kimberely McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Marc Appleton, architect for the owners, to consider Case No. 10AR-00000-00103 for a **revised final approval of the removal of two sets of exterior stairs, changes to the doors and window types, changes to the eave and roof treatments and a slight reduction in the gross & net square footages and a relocation of terraces and decks on the first & second floor.** The following structures currently exist on the parcel: a previously approved building is under construction. The proposed project

will not require grading. The property is a 2.48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-025, located at **1755 Fernald Point** in the Montecito area, First Supervisorial District.

4. **10BAR-00000-00079** **Levine/Blackwell Addition and Detached Garage** **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 **final 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 floor being approximately 1,810 square feet, the second floor consisting of approximately 1,557 square feet and an attached garage of approximately 438 square feet. The proposed project will require approximately 35 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 6/7/10, 6/21/10)

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

5. **09BAR-00000-00168** **Mountain Drive Trust Addition/Demo Cabana and Detached Garage** **1515 and 1527 East Mountain Drive**
09LUP-00000-00537 (Errin Briggs, 568-2047) Ridgeline: Urban

Request of Jennifer Foster, agent for the owner, The Mountain Drive Trust, to consider Case No. 09BAR-00000-00168 for **final approval of an addition to the existing single family residence listed as 1515 of approximately 3,621 square feet with the first floor being approximately 2,183 square feet, the second floor being approximately 1,269, a basement of approximately 1,782 square feet and a detached garage of approximately 555 square feet and a pool cabana of approximately 797 square feet.** The following structures currently exist on the parcel: on 1515 East Mountain Drive, a single family residence of approximately 4,581 square feet, a detached garage of approximately 859 square feet and loft of approximately 760 square feet. On 1527 East Mountain Drive, a single family residence of approximately 2,400 square feet a detached garage of approximately 455 square feet and a guest house above the garage of approximately 340 square feet, all to be demolished. The proposed project will require approximately 1700 cubic yards of cut and approximately 1700 cubic yards of fill. The properties are a 2.59 and 1.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-002 and 011-110-003, located at **1515 & 1527 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/9/09, 4/9/10)

CONCEPTUAL REVIEW

6. **10BAR-00000-00101** **Askari Raise Plate Height & Addition** **1084 Golf Road**
10LUP-00000-00101 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Braden Sterling, agent for the owner, Tannaz Askari, to consider Case No. 10BAR-00000-00101 for **conceptual review, preliminary/final approval of raising the upper roof plate lines, adding a tower/roof element over existing stair, fireplaces changes.** The following structures currently exist on the parcel: a single family dwelling of approximately 7301 square feet, a pool house/cabana of approximately 648 square feet, and guest house of approximately 800 square feet, and a second garage/storage structure of approximately 1083 square feet. The proposed project will not require

grading. 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, First Supervisorial District.

7. **10BAR-00000-00105** **Lewis Demo, New SFD and Garage** **260 Bonnie Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Valerie Froscher architect for the owners, Peter & Naila Lewis, to consider Case No. 10BAR-00000-00105 for **conceptual review of a new two story single family dwelling with the first floor being approximately 2,480 square feet, the second floor being approximately 1,890 square feet, an attached garage of approximately 785 square feet and a separate detached garage of approximately 600 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,158 square feet and a detached garage of approximately 492 square feet, to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-011, located at **260 Bonnie Lane** in the Montecito area, First Supervisorial District.

8. **10BAR-00000-00100** **Offutt Remodel** **245 Oak Road**
10LUP-00000-00100 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, John Offutt, to consider Case No. 10BAR-00000-00100 for **conceptual review of a first floor addition of approximately 447 square feet, a second floor addition of approximately 631 square feet, reconvert existing garage from habitable space back to a two car garage of approximately 509 square feet, a second floor deck & stairs of approximately 252 square feet, and a cabana/gym structure of approximately 735 square feet with covered porch & trellis.** Also proposed are window replacements to the existing portions of the dwelling. The following structures currently exist on the parcel: a single family residence of approximately 1,972 square feet, an attached carport of approximately 339 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a .27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-122-012, located at **245 Oak 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.

9. **10BAR-00000-00102** **Big Red Properties Addition & Remodel** **2225 Featherhill Road**
(No Planner Assigned) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Big Red Properties, Inc, to consider Case No. 10BAR-00000-00102 for **conceptual review of an addition to the first floor of the existing two story single family residence of approximately 1,984 square feet, and a addition to the second floor of approximately 1,929,(approximately 1,590 square feet of the existing single family residence will be demolished and 368 square feet to be remodeled) and convert the existing garage into a pool cabana of approximately 720 square feet and construct a new detached two car garage of approximately 592 square feet.** The following structures currently exist on the parcel: a 2 story single family residence of approximately 3,150 square feet and a 3 car garage of approximately 735 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-002, located at **2225 Featherhill Road** in the Montecito area, First Supervisorial District.

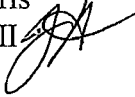
10.	10BAR-00000-00107	Wolf Demo	337 Hot Springs Road
		New SFD /Garage /ARSU (No Planner Assigned)	Ridgeline: N/A

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **conceptual review of a new two story single family dwelling with the first floor consisting of approximately 2,576 square feet, the second floor consisting of approximately 1,112 square feet, and an attached garage of approximately 1,246 square feet, a detached garage of approximately 960 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet, an attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Julie Harris
Planner III 

DATE: July 7, 2010 for July 12, 2010 meeting

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

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

APPROVAL by your board.


PLEASE SPECIFICALLY COMMENT ON:

1. Staff requests the MBAR review the project for revised preliminary approval as the applicant has not revised the project to comply with all of the MBAR's conditions on the preliminary approval of June 21, 2010.
2. The HLAC will review the project at 10:00 a.m. on the same day as your MBAR meeting. Staff will bring forward its decision along with any comments and conditions. Please be

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: July 6, 2010

RE: 10BAR-00000-00079, Summit Trust (aka Levine/Blackwell) Addition & Garage, 10LUP-00000-00177, 256 Santa Rosa Lane, APN 007-280-055

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.

PLEASE SPECIFICALLY COMMENT ON:

- **Drainage plan completed per MBAR and neighbor request.**
-

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a single story addition of approximately 111 square feet to the existing two story dwelling, to convert an attached garage of approximately 438 square feet into living area, and construct a detached garage of approximately 603 square feet in size with a height of approximately 13 ft. Grading of 38 cu. yards cut and no fill is proposed. 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 Santa Rosa Lane. The property is a 1.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-055, located at 256 Santa Rosa Lane 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Errin Briggs, Planner

DATE: July 12, 2010

RE: 09BAR-00000-00168, Mountain Drive Trust Demo, Addition & Accessory Structures 1515 & 1527 East Mountain Drive, Case No. 09LUP-00000-00537, APN 011-110-003

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 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.

MBAR Comments from previous review on April 19, 2010:

1. The amount of uplighting proposed is excessive, and should be reduced by 50%.
2. Downlights placed low in trees could be acceptable.
3. A dimmer for exterior lights would be helpful.
4. Lighting trees can be a good way to achieve exterior lighting on this sloping site. The exterior lighting looks mild.
5. There is a big gap in vegetative screening to the south; screening should be enhanced to benefit privacy for both the applicant and the neighbor.
6. The exceedance of the FAR can be supported because the project density is located at the center of the lots being merged, and because the project's bulk is lower than the street and

well-screened.

PROJECT DESCRIPTION:

The project site includes two separate legal parcels, APNs 011-110-002 & -003 which would be merged as part of the project. Both parcels are currently developed with single-family residences and detached accessory structures. All existing development on 011-110-002 will remain.

The project is for a Land Use Permit to allow demolition of an existing residence on APN 011-110-003 and construction of a two-story residential addition of approximately 3,621 square feet. The addition includes a basement and two above-ground floors to the existing single-family residence on APN 011-110-002. The resulting residence would be approximately 8,202 square feet (all measurements are net) with a 1,931 square foot basement and 31.5 feet in height. Also included with the project would be the construction of a new detached garage of approximately 603 square feet and 19 feet in height, a new pool, a new cabana of approximately 642 square feet in size and 16 feet in height with surrounding trellis and attached pool equipment room of 227 square feet, numerous site and retaining walls, extensive hardscape and landscape, a reconfigured access drive and a detached garden trellis. A new pond and terraced gardens would also be developed as part of the project. Grading would include approximately 2,100 cubic yards of cut and 1,500 cubic yards of fill. Additional excavation would be necessary to install a stormwater detention/cistern system. No oak trees are proposed for removal. The resultant parcel would continue to be served by the Montecito Water District, the Montecito Sanitary District and the Montecito Fire District. Access would continue to be provided off of East Mountain Drive.

1515 East Mountain Drive (011-110-002) is currently developed with a 4,581 square foot single-family residence and a detached 859 square foot garage with 760 square foot loft. 1527 East Mountain Drive (011-110-003) is currently developed with a 2,450 square foot single-family residence, a 455 square foot detached garage with a 340 square foot guest house above. An existing private septic system serving the residence at 1527 would be abandoned and removed. The project would result in a property that is a 2.59 acres in size zoned 2-E-1 located at 1515 & 1527 East Mountain 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
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: July 6, 2010

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

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.

PLEASE SPECIFICALLY COMMENT ON:

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, 720 (net) sq. ft. pool cabana, 120 sq. ft. trellis and 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 2.00-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.**

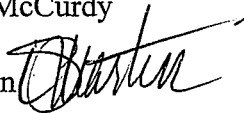
cc: Case File (to Planner)
✓ Sharon Foster
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Lisa S. Martin 

DATE: July 8, 2010

RE: 10BAR-00000-00101, Askari Plate Height Change & Addition
10LUP-00000-00232, 1084 Golf Road, Parcel Number 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 proposed project is for a Land Use Permit to allow raising of the upper roof plate lines, the addition of a tower/roof element over an existing stair, removal of two fireplaces on the upper floors and relocation of the fireplace in the master bedroom.

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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE:

RE: 10BAR-00000-00103/09RVP- 00000-00104

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed development was originally approved under 89-SUP-071/89-BAR-751

PROJECT DESCRIPTION:

The proposed project is for removal of two sets of exterior stairs, changes to the doors and window types, changes to the eave and roof treatments and a slight reduction in the gross & net square footages and a relocation of terraces and decks on the first & second floor.

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: David Villalobos