



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: July 14, 2008
3:00 P.M.**

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

NOTICE: Beginning June 2008, all revised plan sets will be 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	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
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.
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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 30, 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-00000-00079	Shirokow Revised Addition	1413 Schoolhouse Road
08LUP-00000-00172	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Laura Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 08BAR-00000-00079 for **preliminary/final approval on consent of a remodel of residence of approximately 1,081 square feet and an attached garage remodel of approximately 529 square feet.** The following structures currently exist on the parcel: residence of approximately 3,571 square feet and a cabana of approximately 841 square feet. The proposed project will require zero cubic yards of cut and approximately 43 cubic yards of fill. The property is a 55,025 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District. (Continued from 5/05/08.)

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-00000-00160	TMB/DSB Family Trust Front & Side Yard Setback Modifications, SFD Remodel & Addition	1757 Glen Oaks Drive
06LUP-00000-00614	(Holly Bradbury, Planner 568-3577)	Ridgeline: N/A
07MOD-00000-00013		

Request of Bob Kupiec, architect for the owner, TMB/DSB Family Trust, to consider Case No. 06BAR-00000-00160 for **final approval of a front and side yard setback Modification, addition, and remodel. Structural changes would consist of a new approximately 1,906 square foot addition, new approximately 861 square foot basement, approximately 674 square foot remodel, and a new trellis, covered deck, pool, and landscaping.** The proposed project will require approximately 785 cubic yards of cut and approximately 340 cubic yards of fill. The addition and trellis along the north elevation would be located in the front yard setback: 50 feet from the Centerline/20 feet from the ROW. A Modification is proposed to allow the addition at 35 feet from Centerline, and to allow the trellis at 21 feet from Centerline/11 feet from the ROW. The addition along the south elevation would be located in the side yard setback: 10 feet from the property line. A Modification is proposed to allow the addition at 4 feet from the property line. The following structures currently exist on the parcel: a residence of approximately 3,461 square feet with an attached garage of approximately 457 square feet. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at **1757 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 8/7/06, 11/13/06, 11/27/06 and 2/11/08.)

2. 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, 6/16/08 and 6/30/08.)

3. 06BAR-00000-00186 Cheema Single Family Dwelling 1520 San Leandro Lane
06CDP-00000-00087 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Bryan Pollard, architect for the owners, Gautam Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **final approval of a new residence of approximately 2,883 square feet with an attached garage of approximately 550 square feet.** The lot is currently vacant. The proposed project will require less than 50 cubic yards of grading. The property is a 0.86 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 10/08/07, 11/19/07, 2/25/08 and 4/07/08.)

PRELIMINARY APPROVAL

4. 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 **preliminary/final approval 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. (Continued from 6/30/08.)

CONCEPTUAL REVIEW

5. 08BAR-00000-00151 Melchiori Addition 2749 Sycamore Canyon Road
Ridgeline: N/A

Request of Richard Six, architect for the owner, Mark Melchiori, to consider Case No. 08BAR-00000-00151 for **conceptual review of an addition of approximately 164 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 4,185 square feet with an attached three-car garage. The proposed project will not require grading. The property is a 0.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-055, located at **2749 Sycamore Canyon 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.

6. **08BAR-00000-00155** **Goldstone Single Family Dwelling Addition** **1467 Monte Vista Road**
Ridgeline: N/A
- Request of Dale Pekarek, agent for the owners, Andrew and Samantha Goldstone, to consider Case No. 08BAR-00000-00155 for **conceptual review of an addition/remodel of approximately 382 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 2,498 square feet with an attached three-car garage of approximately 487 square feet. The proposed project will not require grading. The property is a 24,423 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-014, located at **1467 Monte Vista Road** in the Montecito area, First Supervisorial District.
7. **08BAR-00000-00145** **680 Stonehouse Lane LLC New Single Family Dwelling, Garage and Guesthouse** **680 Stonehouse Lane**
Ridgeline: N/A
- Request of Larry Graves, architect for the owner, 680 Stonehouse Lane LLC, to consider Case No. 08BAR-00000-00145 for **conceptual review of a new residence of approximately 6,552 square feet with an attached garage and a guesthouse of approximately 2,147 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.
8. **08BAR-00000-00153** **Gerlach Demo/Rebuild New Single Family Dwelling, Garage and Cabana** **440 Cota Lane**
08LUP-00000-00318 (Eric Gage, Planner 568-2002) Ridgeline: N/A
- Request of Glen Deisler, architect for the owner, Inken Gerlach, to consider Case No. 08BAR-00000-00153 for **conceptual review of a new residence of approximately 3,567 square feet with a detached three-car garage of approximately 743 square feet and a cabana of approximately 716 square feet.** The lot is currently vacant. The proposed project will require approximately 218 cubic yards of cut and approximately 94 cubic yards of fill. The property is a 0.46 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-060-001, located at **440 Cota Lane** in the Montecito area, First Supervisorial District.
9. **08BAR-00000-00156** **Schooley New Single Family Dwelling and Garage** **800 Oak Grove Drive**
Ridgeline: N/A
- Request of Mark Kirkhart, architect for the owners, Greg and Gabrielle Schooley, to consider Case No. 08BAR-00000-00156 for **conceptual review of a new residence of approximately 3,590 square feet with a garage of approximately 610 square feet.** The lot is currently vacant. The proposed project will require approximately 50 cubic yards of cut and approximately 480 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-034, located at **800 Oak Grove Drive** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: July 14, 2008

RE: 08BAR-00000-00079, Shirokow Addition/Cabana
08LUP-00000-00172, 1413 School House Road, 009-080-021

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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

All planning issues have been addressed in consultation with planner.

PROJECT DESCRIPTION:

The proposed project is for the conversion of permitted garage to living space and expansion for a total first floor addition of approximately 637 square feet, revision of interior floor plan of a second floor bedroom of approximately 408 square feet, a new 430 square foot second floor deck, new 529 square foot garage and driveway repaving. Grading quantities consist of 43 cubic yards of cut. A eucalyptus tree is proposed for removal. 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 School House Road. The property is a 1.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-080-021, located at 1413 School House 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)
David Villalobos
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Holly Bradbury, Planner

DATE: July 14, 2008 MBAR hearing

RE: TMB/DSB Family Trust Addition and Front Yard Setback Modification
06BAR-00000-00160, 06LUP-00000-00614, 07MOD-00000-00013
1757 Glen Oaks Drive, APN 007-212-009

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:

- PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project consists of an addition to an existing Single family Dwelling of approximately 3,461 square feet with an attached garage of approximately 457 square feet. The project includes a Front Yard Setback Modification request. New construction would consist of a 1,906 square foot addition and 861 square foot basement. 674 square feet of the existing residence would be remodeled. A new trellis, covered deck, pool, landscaping, and habitat restoration along the creek would be installed. The project would require approximately 785 cubic yards of cut and 340 cubic yards of fill.

The addition and trellis proposed along the north elevation would be within the standard front yard setback area (50 feet from Centerline/20 feet from ROW). A Front Yard Setback Modification is proposed to allow the addition at a minimum of 35 feet from Centerline, and to allow the trellis at a minimum of 21 feet from Centerline/11 feet from ROW. One outdoor parking space will be provided in the front yard setback. The addition proposed along the south elevation would be within the standard side yard setback area (10 feet from property line). The design balances the amount of square footage inside and outside of the setback area, allowing the addition at a minimum of 8 feet from the property line.

The project site would continue to be served by the Montecito Water, Sanitary, and Fire Districts. Access to the site would be via an existing private driveway from Glen Oaks drive.

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
David Villalobos
TMB/DSB Family Trust, 1757 Glen Oaks Drive, Montecito, CA 93108
Kupiac Architects, 1569 San Leandro Lane, Santa Barbara, CA 93108
Anne Almy, Supervising Planner
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Seth Shank, Planner

DATE: July 14, 2008

RE: 06BAR-00000-00186, Cheema Single Family Dwelling, Case No. 06CDP-00000-00087, 1520 San Leandro Lane, APN No. 009-203-012

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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

There are no zoning issues associated with this project.

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow for the construction of an approximately 3,338 square foot single family residence (including 455 square feet of storage on the second floor, above the garage), with an approximately 536 square foot attached garage, an approximately 790 square foot terrace, an approximately 62 square foot balcony, and associated walkways and driveway. Less than 50 cubic yards of grading is proposed. The parcel would be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Department. Access would be taken from San Leandro Lane. The property is a 0.86- acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012 located at 1520 San Leandro Lane, First Supervisorial District.

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

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

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