



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA & SITE VISIT

**Meeting Date: July 26, 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 | - <b>Chair</b>               |
| Michele Michaelson   | Don Nulty     | - <b>Vice Chair</b>          |
| Bill Palladini       | Sharon Foster | - <b>MBAR Secretary</b>      |
| Sam Maphis           | Alice McCurdy | - <b>Supervising Planner</b> |
| Derrick Eichelberger |               |                              |

- 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: Item #3- 10BAR-00000-00102 - Big Red Properties Addition & Remodel, 2225 Featherhill 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**



**garage of approximately 579 square feet. The proposed project includes grading for a new driveway with motor court and new entry gate.** 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. (Continued from 7/12/10)

4. **10BAR-00000-00078**                      **Aptaker Demo/New Three Story**  
**Single Family Dwelling & Attached Garage**                      **671 Buena Vista Dr.**  
10BAR-00000-00277                      (Kimberley McCarthy Planner, 568-2005)                      Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Pat & Evan Aptaker, to consider Case No. 10BAR-00000-00078 for **preliminary approval of a new three story single family residence with the first floor being approximately 3,847 square feet, the second floor being approximately 2,086 square feet with a third story element of approximately 180 square feet with an attached garage of approximately 700 square feet** . The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1380 square feet, the second story being approximately 1,207 and an attached garage of approximately 736 square feet, (all to be demolished). The proposed project will not require grading. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Dr.** in the Montecito area, First Supervisorial District. (Continued from 5/17/10)

### CONCEPTUAL REVIEW

5. **10BAR-00000-00111**                      **Case Study Properties, LLC New Two Story**  
**SFD, Garage & Accessory Structure**                      **628 Romero Canyon**  
10LUP-00000-00268                      (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of Robert Irvine, agent for the owners, William Hefner, to consider Case No. 10BAR-00000-00111 for **conceptual review of a remodel and a second floor addition to an existing one story residence of approximately 2,049 square feet, with the first floor being approximately 1,225 square feet and the second floor being approximately 824 square feet, an accessory structure of approximately 800 square feet and a detached garage of approximately 800 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,320 square feet ( 482 square feet to be demolished) an accessory structure of approximately 641 square feet to be demolished and a detached garage of approximately 400 square feet to be demolished. The proposed project will not require grading. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District.

6. **10BAR-00000-00094**                      **Bagdasarian New**  
**Retaining Walls & Two Bridges**                      **1192 & 1194 East Mountain Drive**  
09LUP-00000-00256&09ZEV-00000-00042                      (Julie Harris, Planner, 568-3518)                      Ridgeline: N/A

Request of Ginger Anderson, agent for the owner, Ross Bagdasarian, to consider Case No. 10BAR-00000-00094 for **conceptual review of after-the-fact grading and construction of two pedestrian bridges within the tributary creek west of Hot Springs Creek (below the top of bank), approximately 792 linear feet of retaining walls approximately four to six feet high (approximately 410 linear feet lining the east bank of a tributary to Hot Springs Creek), removal of an estimated 15 mature Coast Live Oak trees and six California Sycamore trees, construction of 12 tree wells, numerous at grade stone borders and patios, installation of approximately 0.7 acres of irrigated lawn, and installation of approximately 300 linear feet of hedge of an undetermined nonnative plant material along the top of the west bank of Hot Springs Creek.** All development occurred

**within Environmentally Sensitive Habitat (ESH). The project includes a proposed landscape/restoration plan.** The following structures currently exist on the parcels: on APN 011-020-034 a single family dwelling of approximately 1,789 square feet, a detached garage of approximately 500 square feet and a maintenance building of approximately 987square feet; and on APN 011-020-042 a single family dwelling of approximately 15,000 square feet, pool house of approximately 2000 square feet, trellis of approximately 1,350 square feet, tennis court, pool, and landscape terraces and walkways. An unknown quantity of grading occurred and fill was placed behind the retaining wall. The property is two lots zoned 3-E-1: one 3.23 acre parcel shown as Assessor's Parcel Number 011-020-034 located at **1194 East Mountain Drive** and one 4.91 acre parcel shown as Assessor's Parcel Number 011-020-042, located at **1192 East Mountain Drive** in the Montecito area, First Supervisorial District.

7. **10BAR-00000-00108** **Gude Addition** **640 Orchard Avenue**  
10LUP-00000-00248 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Don Swann, agent for the owners, Dan & Lana Gude, to consider Case No. 10BAR-00000-00108 for **conceptual review of a dining room addition of approximately 121 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,446 square feet, and a detached garage of approximately 208 square feet. The proposed project will not require grading. The property is a .14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-008 located at **640 Orchard Avenue** in the Montecito area, First Supervisorial District.

8. **10BAR-00000-00110** **Westmont College** **Roof Top Screening of Mechanical Equipment** **955 La Paz Road**  
10LUP-000000-00262 (Alex Tuttle, Planner 568-6844) Ridgeline: N/A

Request of Joe Steiner, agent for the owner, Westmont College, to consider Case No. 10BAR-00000-00110 for **conceptual review, preliminary/final approval of roof top screening of mechanical equipment of approximately 82 square feet.** The following structures currently exist on the parcel: Westmont College. The proposed project will not require grading. The property is a 50.14 acre parcel zoned I-E-I and shown as Assessor's Parcel Number 013-060-007, located at **955 La Paz 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: Brian Banks

DATE: July 19, 2010

RE: 10BAR-00000-00106, Big Red Properties Partial Demo/Addition/Garage,  
10LUP-00000-00270, 2225 Featherhill Rd, APN 155-060-002

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

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

This project may proceed for:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

**The proposed project is for a Land Use Permit to allow demolition of 1,590 (net) square feet of the existing dwelling, first and second story additions of 3,913 (net) square feet, an interior remodel, attached covered patio of 640 square feet, conversion of the existing garage to a pool cabana, construction of a swimming pool, and a new detached garage. Also proposed is a new driveway with motor court, new entry gate, and installation of a new septic system. Grading of approximately 20 cu. yards cut/20 cu. yards fill is proposed. Several avocado trees were removed prior to permit application, but the existing oak trees shall remain. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. The property is a 1.62- acre parcel zoned 2-E-1 and shown as assessor parcel number 155-060-002, located at 2225 Featherhill Road in the Montecito Planning area, First 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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10BAR-00000-00106 Prelim\_Final.doc

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: July 20, 2010

RE: 09BAR-00000-00065, Tea Fire/La Paz Trust SFD & Cabana, 09LUP-00000-00303, 999 La Paz Rd, APN 013-060-003

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

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

This project may proceed for:

- CONCEPTUAL
- PRELIMINARY
- FINAL
- REVISED PRELIMINARY/ FINAL

APPROVAL by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The proposed revised approval reflects a reduction in size of the approved basement and a slight increase in size of the dwelling. Below is a comparison of the proposed revision vs. the approved project:

|          |                     |                     |
|----------|---------------------|---------------------|
|          | <u>Revised:</u>     | <u>Approved:</u>    |
| SFD      | 7,632 (net) sq. ft. | 7,573 (net) sq. ft. |
| Basement | 608 (net) sq. ft.   | 1,315 (net) sq. ft. |

Garage            798 (net) sq. ft.  
Cabana            800 (net) sq. ft.

798 (net) sq. ft.  
800 (net) sq. ft.

Note: The destroyed guest cottage (second residence) was deemed to be a legal-nonconforming dwelling and will be processed under a separate permit exemption.

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#### **PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow a new 7,632 sq. ft. (net) single family dwelling with a 608 sq. ft. (net) finished basement to replace a dwelling destroyed by the Tea Fire. Also proposed is a 798 sq. ft. (net) garage, 800 sq. ft. (net) pool cabana, approximately 100 sq. ft. garden shed, and various landscape, hardscape and driveway improvements. The proposed residence will be two-story with a maximum height of 24 feet. The legal non-conforming approximately 1,235 sq. ft. (net) guest cottage is proposed to be rebuilt under a separate permit exemption. Grading of approximately 1,340 cu. yards cut/1,340 cu. yards fill proposed (includes basement excavation). No tree or native vegetation removal is proposed. The proposed residence will be served by the Montecito Water District, Montecito Sanitary District and Montecito Fire District. Access to the site will continue to be provided from La Paz Road. The property is a 3.70-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-003, located at 999 La Paz Road 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: Kimberley McCarthy, Planner 

DATE: July 14, 2010

RE: 10BAR-00000-00078/10LUP-00000-00078, 671 Buena Vista Avenue, Aptaker  
Demo & New Dwelling

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

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

This project may proceed for:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON: Neighborhood Compatibility & Size, Bulk & Scale**

The recommended Floor Area Ratio (FAR) for the 1.03 acre parcel is 4,351 square feet (net). The new residence is proposed to be approximately 4,719 square feet (net) [4,300 + (1,700 x .03)]. The residence as proposed would exceed the recommended FAR by 368 square feet, approximately 8%.

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## **PROJECT DESCRIPTION:**

**The proposed project is for the demolition of the existing 2,587 square foot (net) two-story single family dwelling and attached 700 square foot (net) garage and the construction of a new dwelling approximately 4,719 square feet (net) in size with an attached three car garage approximately 700 square feet (net) in size. The maximum height of the two-story structure including the tower element will be 33 feet. The project will require less than 50 cubic yards of grading and will not require the removal of any native vegetation or trees. Access will continue to be provided off a private driveway via Buena Vista Avenue. Water and sanitary services will continue to be provided by the Montecito Water and Sanitary 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.**

xc: 10LUP-00000-00277, case file  
David Villalobos  
Alexa Schloh, alexa@jeffsheltonarchitect.com  
Montecito Association