



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: July 27, 2009
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
Raymond Ketzler	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

Revisions: Items #2, #4, and #7 will be continued to the MBAR meeting of August 10, 2009.

- 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.

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 July 13, 2009, 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. 09BAR-00000-00099 Westmont Tea Fire Campus Screening Plan 955 La Paz Road
90CP-096 RV01, 08LUP-00000-00821 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Laurel Perez, agent for the owners, Westmont College, to consider Case No. 09BAR-00000-00099 for **final approval on consent of an updated landscape screening plan in response to the Tea Fire**. The following structures currently exist on the parcel: Westmont College. The proposed project will not require grading. The property is 111 total acres zoned 1-E-1 and shown as Assessor's Parcel Numbers 013-080-007, 013-050-018, 013-060-04, and 013-060-006 located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 6/29/09)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

1. 09BAR-00000-00111 Tea Fire McCue Remodel and Addition 820 Coyote Road
09LUP-00000-00269 (Brian Banks, Planner 568-3559)Ridgeline: N/A

Request of James Zimmerman, architect for the owners, Isabel and Sean McCue, to consider Case No. 09BAR-00000-00111 for **conceptual review of an approximately 1,059 square foot first and second story addition to an existing single story dwelling consisting of the rebuild of an approx. 450 square foot studio destroyed by the Tea Fire, a new approximately 300 square foot first floor study with covered patio and a new 317 square foot second floor master bedroom**. The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,316 square feet and an accessory structure of approximately 21 square feet (to be demolished) The proposed project will not require grading. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-034, located at **820 Coyote Road** in the Montecito area, First Supervisorial District.

2. 08BAR-00000-00158 McMahan New Single Family Dwelling, Garage and Cabana 975 Hot Springs Road
08LUP-00000-00656 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Harry and Jacquie McMahan, to consider Case No. 08BAR-00000-00158 for **final approval of a new two-story residence of approximately 8,463 square feet with a basement of approximately 3,798 square feet, an attached 3-car garage of approximately 948 square feet, a detached pump house of approximately 298 square feet, and a cabana of 817 square feet**. The lot is currently vacant.

The proposed project will require approximately 2,700 cubic yards of cut and approximately 3,000 cubic yards of fill. The property is a 5.02 net acre (5.62 gross acre) parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08 and 12/15/08, 6/29/09)

Item to be continued to the Montecito BAR Meeting of August 10, 2009.

3. 09BAR-00000-000102 Petersen New Garage Exterior Changes 741 Hot Springs Road

09LUP-00000-00234 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Donald Petersen, to consider Case No. 09BAR-00000-000102 for **preliminary/final approval of a remodel including covered patios & overhangs, to an existing single family residence and a new detached garage of approximately 626 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 804 square feet, garage and a carport (to be demolished.) The proposed project will not require grading. The property is a 1. acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-00102, located at **741 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/13/09)

4. 07BAR-00000-00341 Hock New SFD Cabana & Pool 1240 East Valley Road

08LUP-00000-00313 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, G. M. Hock LLC., to consider Case No. 07BAR-00000-00341 for **preliminary approval of a new residence of approximately 6,943 square feet with attached and detached garages totaling 1,144 square feet, a cabana of 369 square feet, a maintenance building of 359 square feet and pool.** There are currently no structures on the parcel. The proposed project will require approximately 180 cubic yards of cut and approximately 1500 cubic yards of fill. The property is a 5.32 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-037, located at an **1240 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 1/28/08, 7/13/09)

Item to be continued to the Montecito BAR Meeting of August 10, 2009.

5. 09BAR-00000-00110 Bonnymede New Entryway Electric Gate, Pilasters, Wall and Driveway Improvements Olive Mill Road

09CDH-00000-00008 (Eric Gage Planner, 568-2002) Ridgeline: N/A

Request of Jennifer Welch, agent for the owners, Michelle Armstrong, Bonnymede Home Owners Association, to consider Case No. 09BAR-00000-00110 for **conceptual review of a new entryway electric gate, pilasters approximately 6'8" in height, a wall of approximately 6' in height and of 20 linear feet & driveway improvements of approximately 2,000 square feet of new AC.** The following structures currently exist on the parcel: Bonnymede is developed with several buildings that house individual condominium units. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 11.25 acre parcel zoned (PRD) DR-12 and shown as Assessor's Parcel Number 009-380-CA1 and 009-400-CA1, located at **Olive Mill Road area** 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. **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 **revised final approval on consent of a new residence of approximately 2,591 square feet, a garage of approximately 693 square feet and a cabana of approximately 351 square feet to extend the second-story deck on the south facade approximately 5 feet**. The following structures currently exist on the parcel: residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 425 cubic yards of cut and approximately 23 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 and 6/30/08, 8/25/08,1/26/09)

7. **07BAR-00000-00166 Stone Pool Cabana 660 Stonehouse Lane**
07LUP-00000-00453 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **preliminary and final approval of a new pool and spa, and construction of a 1-foot addition to the top of an existing wall 4 feet in height**. The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/16/07, 7/28/08 and 8/25/08, 2/23/09)

Item to be continued to the Montecito BAR Meeting of August 10, 2009.

8. **Hefner Addition and Remodel of Single Family**
09BAR-00000-00109 Dwelling, Cabana, and New Garage 628 Romero Canyon Road
(No assigned planner) Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 09BAR-00000-00109 for **conceptual review of a remodel and addition of approximately 1,899 square feet to the existing single family dwelling, a remodel/change of use and addition of approximately 99 square feet to the existing accessory structure, and new detached garage of approximately 727 square feet**. The following structures currently exist on the parcel: a single family residence of approximately 1,395 square feet (513 square feet to be demolished), an accessory structure of approximately 727 square feet (52 square feet to be demolished) and a garage of approximately 418 square feet (to be demolished). Grading quantities are unknown. The property is a .97acre 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.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: July 20, 2009

RE: 08BAR-00000-00158, McMahan New SFD and RSU
08LUP-00000-00656, 975 Hot Springs Rd., 011-020-030

Preliminary review indicates that the project complies with the all requirements of the 5-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 checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Planning issues have been addressed in consultation with planner.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new single-family residence of 8,463 square feet with a basement of 3,798 square feet, an attached garage of 948 square feet, an 847 square foot residential second unit, and a detached pump house of 298 square feet. Grading will include 1,550 cubic yards of cut and 3,000 cubic yards of fill. 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 Hot Springs Road. The property is a 5.6-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at 975 Hot Springs Road in the Montecito Community Plan 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
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks 

DATE: July 16, 2009

RE: 09BAR-00000-00102, Peterson Garage/Exterior and Roof Changes, 09LUP-00000-00234, 741 Hot Springs Road, APN 011-090-038

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of the existing carport and construction of a new approximately 626 sq. ft. two-car garage with laundry facilities. Also proposed is demolition of the existing roof and construction of a new roof with an overall height of approx. 17 ft., a new approx. 280 sq. ft. patio trellis, a new approx. 137 sq. ft. trellis connecting the dwelling to garage, a new approx. 86 sq. ft. trellis off master bedroom, a new approx. 48 sq. ft. entry trellis, window & door changes, and an interior remodel. No grading is proposed. Four non-specimen trees are proposed for removal. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. Access will continue to be provided off of Hot Springs Road. The property is a 1.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-038, located at 741 Hot Springs Road in the Montecito Area, 1st Supervisorial District.

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

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: July 21, 2009

RE: 07BAR-00000-00341, Hock New SFD, Garage, Cabana
08LUP-00000-00313, 1240 East Valley Road, 011-120-037

The project has undergone redesign to reduce impacts to trees and habitat. Under the current proposal, the cabana requires the removal of a 24" oak tree. Staff is still assessing this project component for policy consistency. With this possible exception, the project complies with the all requirements of the 3-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.

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project has undergone redesign to reduce impacts to trees and habitat. Under the current proposal, the cabana requires the removal of a 24" oak tree. Staff is still assessing this project component for policy consistency. Staff invites MBAR to offer any suggestions it may have on cabana location or design adjacent to the oak tree.

Flood Control has conceptually reviewed and determined that the project was feasible.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of an approximately 6,943 square foot single-family residence, attached and detached garages totaling 1,144 square feet, a cabana of 369 square feet, a maintenance building of 359 square feet, a pool and associated hardscape and landscaping. Grading quantities for the project consist of 180 cubic yards of cut and 1,500 cubic yards of fill. One oak tree and two sycamore trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of East Valley Road. The property is a 5.3-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-037, located at 1240 East Valley Road in the Montecito Community Plan 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
Applicant/Agent
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Sarah Clark

DATE: July 22, 2009

RE: Hill Road LLC Demo/Rebuild
08CDP-00000-00072; 08BAR-00000-00114

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

Revision to CDP for demo/rebuild of SFD. Changes include extension of a rear second story deck by approximately five feet, interior changes, and new planters at the front of the residence.

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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: July 27, 2009

RE: 07BAR-00000-00166, Stone Pool, 660 Stonehouse Lane,
07LUP-00000-00453, APN: 155-060-028

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/gates are included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY/FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for preliminary/final approval of a pool and spa, and construction of a 1-foot addition to the top of a previously exempt garden/retaining wall. The new wall will measure up to 5 feet in height, as measured from the bottom of the footing to the top of the wall. No grading other than excavation for the pool is required and no ground disturbance is permitted outside the Development Envelope. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at 660 Stonehouse Lane 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
Applicant/Agent
Montecito Association