



# COUNTY OF SANTA BARBARA

## **REVISED AGENDA**

### **MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: July 28, 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

---

**Revision: Item #2 – Birnam Wood Golf Club Additions/Remodel (07BAR-00000-00301) project language updated; and  
Miramar Hotel (07BAR-00000-00175) dropped from agenda.**

---

**NOTICE: All revised plan sets are due to Planning and Development the Monday prior to the scheduled MBAR meeting by 12 p.m. The planner's memo providing comments to the MBAR will be posted with the MBAR agenda on the website by noon the Thursday prior to the MBAR meeting.**

---

Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzell	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

---

- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 PM, one business day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; (805) 568-2000.
- If your case appears on the Consent Agenda, please note the following: It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
- The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available on the counter in back of the hearing room and should be filled out and handed in to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comment for an item is 15 minutes.
- Montecito Board of Architectural Review approval does not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.

---

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

**View Story Poles for Item No. 3 – Deansgrange Trust New SFD & Garage – 592 Picacho Lane**

---

**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 14, 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.**

	<b>TMB/DSB Family Trust Front &amp; Side Yard Setback Modifications,</b>	
<b>C-1.</b>	<b>06BAR-00000-00160</b>	<b>SFD Remodel &amp; Addition</b>
	06LUP-00000-00614	(Holly Bradbury, Planner 568-3577)
	07MOD-00000-00013	
		<b>1757 Glen Oaks Drive</b>
		Ridgeline: N/A

Request of Bob Kupiec, architect for the owner, TMB/DSB Family Trust, to consider Case No. 06BAR-00000-00160 for **final approval on consent 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, 2/11/08 and 7/14/08.)

<b>C-2.</b>	<b>08BAR-00000-00151</b>	<b>Melchiori Addition</b>	<b>2749 Sycamore Canyon Road</b>
	08LUP-00000-00373	(Brain Banks, Planner 568-3559)	Ridgeline: N/A

Request of Richard Six, architect for the owner, Mark Melchiori, to consider Case No. 08BAR-00000-00151 for **preliminary/final approval on consent 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. (Continued from 7/14/08.)

- 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.**

**PRELIMINARY APPROVAL**

- |           |                          |                                    |                            |
|-----------|--------------------------|------------------------------------|----------------------------|
| <b>1.</b> | <b>07BAR-00000-00166</b> | <b>Stone Pool Cabana</b>           | <b>660 Stonehouse Lane</b> |
|           | 07LUP-00000-00453        | (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A             |

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 cabana of approximately 437 net square feet.** 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.)

- |           |                                        |                                                |                                |
|-----------|----------------------------------------|------------------------------------------------|--------------------------------|
| <b>2.</b> | <b>07BAR-00000-00227</b>               | <b>Birnam Wood Golf Club Additions/Remodel</b> | <b>2031 Packing House Road</b> |
|           | 07AMD-00000-00014<br>08ZCI-00000-00064 | (Julie Harris, Planner 568-3518)               | Ridgeline: N/A                 |

Request of Thiep Cung, architect for the owner, Birnam Wood Golf Club, to consider Case No. 07BAR-00000-00227 for **preliminary/final approval of several additions to existing structures at the golf club and three new structures as follows: An approximately 1,069 square feet (gross, approximately 999 square feet net) addition to clubhouse, approximately 209 square feet (gross, approximately 200 square feet net) addition to pro shop, new approximately 484 square feet (gross, approximately 445 square feet net) storage building, new approximately 245 square feet (gross, approximately 215 square feet net) tennis shop and new approximately 315 square feet (gross, approximately 270 square feet net) golf academy building, and interior remodel of approximately 6,530 square feet to the existing clubhouse.** The following structures currently exist on the parcels: clubhouse of approximately 27,795 square feet with basement of approximately 19,107 square feet and attic storage of approximately 3,148 square feet, cottages of approximately 4,168 square feet, pro shop of approximately 1,235 square feet (1,303 square feet approved), housekeeping building of approximately 282 square feet, and housekeeping office of approximately 260 square feet. The proposed project will require approximately 369 cubic yards of cut and approximately 406 cubic yards of fill. The property is 5.64 acres zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-390-036, 007-390-007 and 007-390-006, located at **2031 Packing House Road** and 007-510-010, located at **1910 Lemon Ranch Road** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

**CONCEPTUAL REVIEW**

- |           |                          |                                               |                         |
|-----------|--------------------------|-----------------------------------------------|-------------------------|
| <b>3.</b> | <b>08BAR-00000-00014</b> | <b>Deansgrange Trust New SFD &amp; Garage</b> | <b>592 Picacho Lane</b> |
|           | 08LUP-00000-00189        | (J. Ritterbeck, Planner 568-3509)             | Ridgeline: N/A          |

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00014 for **further conceptual review of new residence of approximately 3,594 square foot, an approximately 500 square foot new garage and a new tennis court.**

The following structure currently exists on the parcel: residence of approximately 1,846 square feet and a barn of approximately 1,930 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/08.)

4. **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. (Continued from 7/14/08)

5. **08BAR-00000-00159** **Pittman Single Family Addition** **369 Paso Robles Drive**  
Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 08BAR-00000-00159 for **conceptual review of an addition of approximately 666 square feet to the current residence and a deck addition of approximately 77 square feet.** The following structures currently exist on the parcel: residence of approximately 2,489 square feet and a shed of approximately 104 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at **369 Paso Robles Drive** in the Montecito area, First Supervisorial District.

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE REVISED AGENDA  
Meeting of July 28, 2008  
Page 5

G:\GROUP\PC\_STAFF\WP\MONTECITO\MBAR\AGENDAS\2008\7-28-08 REVISED AGENDA.DOC

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Holly Bradbury, Planner

DATE: July 28, 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 ON CONSENT**
- 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

G:\GROUP\PERMITTING\Case Files\LUP\06 cases\06LUP-00000-00614\MBAR Memo.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks

DATE: June 17, 2008

RE: 08BAR-00000-00151 Melchiori Second Floor Addition, 08LUP-00000-00373,  
APN 011-120-055, 2749 Sycamore Canyon Road

---

Preliminary review indicates that the project complies with the all zoning requirements for the zone district and is compatible with the requirements of the Montecito Land Use and 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 on Consent**
- FINAL**
- REVISED FINAL**

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON: No Issues**

---

**PROJECT DESCRIPTION:**

**The proposed project consists of a second floor addition of approximately 164 square feet to the existing second floor and an interior remodel to the upstairs bedroom/study area. Also proposed is to remove and replace the existing trellis at the garage and to replace the existing garage doors. No grading or tree removal is required. Access will continue to be provided from Sycamore Canyon Road. Three covered parking spaces will be provided within the existing garage. 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.**

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

cc: Case File (to Planner)  
Jason Moore  
Applicant/Agent  
Montecito Association

G:\GROUP\PERMITTING\Case Files\LUP\08 cases\08LUP-00000-00259-Wilson\MBAR Memo 08BAR-00161.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujó

FROM: Holly Bradbury, Planner

DATE: July 21, 2008

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

---

Preliminary review indicates that the project complies with the all requirements of the \_\_\_ 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:**

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 cabana of approximately 437 net square feet. No ground disturbance is permitted outside the Development Envelope.** 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.**)

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

G:\GROUP\PERMITTING\Case Files\LUP\07 cases\07LUp-00000-00453\MBAR Memo.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Julie Harris *JH*  
Development/Review South

DATE: July 23, 2008

RE: 07BAR-00000-00227, Birnam Wood Golf Club Additions, 07AMD-00000-00014 & 08ZCI-00000-00064, 2031 Packing House Road & 1910 Lemon Ranch Road, APN 007-390-036, 007-390-006, 007-390-007 and 007-510-010

---

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:**

Outdoor lighting and landscape.

---

**PROJECT DESCRIPTION:**

**The proposed project is for preliminary/final approval of several additions to existing structures at the golf club and three new structures as follows: 1,069 sq. ft. (gross, 999 sq. ft. net) addition to clubhouse, 209 sq. ft. (gross, 200 sq. ft. net) addition to pro shop, new 484 sq. ft. (gross, 445 sq. ft. net) storage building, new 245 sq. ft. (gross, 215 sq. ft. net) tennis shop and new 315 sq. ft. (gross, 270 sq. ft.) golf academy building, and interior remodel of approximately 6,530 square feet to the existing clubhouse.**

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

cc: Case File (to Planner)  
Jason Moore  
Applicant/Agent – Mike Brown, Warner Group Architects  
Montecito Association

G:\GROUP\PERMITTING\Case Files\ZCI\08 CASES\08ZCI-00000-00064\MBAR Memo.doc

**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: Case No. 08BAR-00000-00153, Gerlach Demo/New SFD, ARSU, Cabana  
Case No. 08LUP-00000-00318

---

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:**

The proposed floor area is 3,567 square feet, 20% over the recommended FAR (2,950 square feet) for this parcel, excluding attached accessory structures. Please comment on building footprint and FAR.

---

## PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of the existing approximately 1345 s. f. single-family dwelling, three accessory structures of 512 s.f., 405 s.f., and 369 s.f., and a 502 s.f. garage, and construction of a new 4,270 s.f. single-family dwelling, 836 s.f. garage, 435 s.f. attached residential second unit, pool, and 834 s.f. cabana. Grading quantities are undetermined. One 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 Cota Lane. The property is a 0.46-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-011, located at 440 Cota Lane 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

G:\GROUP\Permitting\Case Files\LUP\08 cases\08LUP-00000-00318 Gerlach\MBAR Memo - Conceptual - 7.14.08.doc