



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW
AGENDA- SITE VISIT
Meeting Date: August 9, 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		

- 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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1:30 -Site Visits: Item # 2 Lewis Demo/New SFD- 260 Bonnie Lane View- Story Poles

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 26, 2010, 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. **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 **preliminary/final approval on consent 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. **Continued from 7/26/10)**

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. **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, 7/12/10, 7/26/10)**

PRELIMINARY APPROVAL

2. **10BAR-00000-00105** **Lewis Demo, New SFD and Garage** **260 Bonnie Lane**
10LUP-00000-00284 (Brian Banks Planner, 568-3559) Ridgeline: N/A

Request of Valerie Froscher architect for the owners, Peter & Naila Lewis, to consider Case No. 10BAR-00000-00105 for **preliminary/final approval 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 seperate 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. (Continued from 7/12/10)

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| 3. | 09BAR-00000-00177 | Spencer Single Family Dwelling
Second Story Addition & Remodel | 593 Picacho Lane |
| | 10LUP-00000-00020 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Stephen Olson, architect for the owners, Steven Spencer, to consider Case No. 09BAR-00000-00177 for **final approval of an addition to an existing single family residence of approximately 1,087 square feet second story addition of to the existing residence of approximately 536 square feet and remodel of approximately 187 square feet. The following structures currently exist on the parcel: a single family residence of approximately 1,987 square feet and an attached garage of approximately 560 square feet.** The proposed project will not require grading. The property is a .63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-023, located at **593 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 11/30/09, 3/8/10)

CONCEPTUAL REVIEW

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| 4. | 10BAR-00000-00102 | Big Red Properties Addition & Remodel | 2225 Featherhill Road |
| | 10LUP-00000-00270 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Peter Becker, architect for the owners, Big Red Properties, Inc, to consider Case No. 10BAR-00000-00102 for **further conceptual/ preliminary approval of the demolition of 1,590 square feet of the existing two story dwelling, a first floor addition of 1,984 square feet, a second floor addition of 1,929 square feet, an attached covered patio of 640 square feet, conversion of the existing garage into a pool cabana of 735 square feet, a new swimming pool, and construction of a new detached two car 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 40 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, 7/26/10)

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| 5. | 10BAR-00000-00117 | Chubb Sound Barrier Wall | 1550 East Valley Road |
| | 10CUP-00000-00028 | (Nicole Mashore, Planner 884-8068) | Ridgeline: N/A |

Request of Daniel Melville, agent for the owners, Cotty Chubb, to consider Case No. 10BAR-00000-00117 for **conceptual review of a road sound barrier wall of approximately 62 feet in length and up to 12 feet in height, located within the required front setback area.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,566 square feet, with the first floor being approximately 2,832 square feet, the second floor being 723 square feet, and a attached garage of approximately 400 square feet. The project would require less than 50 cubic yards of cut and fill and would have the potential to impact a number of native and specimen trees. The property is a .69 acre parcel zoned 20-R-I and shown as Assessor's Parcel Number 011-220-014, located at **1550 East Valley 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: Kimberley McCarthy, Planner

DATE: July 29, 2010

RE: 10BAR-00000-00108/10LUP-00000-00248, Gude SFD Addition, 640 Orchard Avenue

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:

The project is subject to the Montecito Architectural Guidelines & Development Standards. The site's recommended floor area ratio is 2,150 square feet [1,800 + (2,500 x .14) = 2,150]. With the proposed addition the structure will become approximately 1,567 square feet (net), 583 square feet below the recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 121 square feet (net) to the existing single family dwelling. The addition will be located on the west (front) portion of the dwelling and will create a new dining room. The height of the addition will be 13 feet six inches, the maximum height of the residence remains at 17 feet six inches. The project will not require the removal of any native vegetation or trees. The project site will continue to be accessed via Orchard 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.**

c: 10LUP-00000-00248, case File
David Villalobos
Don Swann, swanncastle@cox.net
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: August 4, 2010

RE: 10BAR-00000-00105, Lewis Demo/New SFD/Garages, 10LUP-00000-00284,
260 Bonnie Ln, APN 009-430-011

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:

- | | |
|-------------------------------------|-------------------|
| <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:

- The project was revised and is now 98 sq. ft. (2%) above recommended FAR.
 - The detached garage location conforms to MLUDC requirements.
-

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of the existing 2,158 (net) square foot dwelling and construction of a new two-story dwelling of 4,398 (net) square feet, an attached garage of 784 (net) square feet, a detached garage of 625 (net) square feet, and a swimming pool. The height of the proposed dwelling shall be approximately 27 ft. The project also includes a new driveway and fire department turn-around area, new site walls and landscaping. Grading of approximately 200 cu. yards cut/200 cu. yards fill is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 1.00- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-430-011, located at 260 Bonnie Lane 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: August 3, 2010

RE: 09BAR-00000-00177/10LUP-00000-00020 - Spencer/Wilson SFD Additions

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project site has a recommended Floor Area Ratio (FAR) of 3,375 square feet [1800 + (2,500 x .63)]. The dwelling is proposed to be enlarged to 3,207 square feet in size. The project will remain 168 square feet below the recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for the demolition of a portion of the single story residence including the attached garage and an addition to the dwelling (approximately 991 square feet) and the construction of a second story element (approximately 492 square feet in size).

The maximum height of the residence will become 24 feet, nine inches. The project includes the construction of a detached garage (approximately 552 square feet in size) located east of the dwelling. The height of the detached garage will be approximately 14 feet, two inches. The existing driveway will be relocated north of the existing curb cut off Picacho Lane and new eight foot high entry posts will be placed on either side of the new driveway. Less than 50 cubic yards grading are required to prepare the site. Five nonnative trees will be removed to accommodate the project. The residence will continue to be served 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-00000-00020
David Villalobos
Stephen Olson (olsonarchitects@earthlink.net)
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: August 3, 2010

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

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:

Overall Height reduced approx. 3 ft. per MBAR recommendations.

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 40 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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