



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 10, 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

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzler	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	Alice McCurdy	- <b>Supervising Planner</b>
Peter Edwards		

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- 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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**Site Visit: 1:00**

**View Story Poles for Item No. 2. – Hock New Single Family Dwelling, Pool & Cabana – 1240 East Valley Road**

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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 July 27, 2009 will be considered.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE

STANDARD AGENDA:

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

1. 07BAR-00000-00166                      **Stone Pool, Spa and Wall Addition**      **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, 7/27/09)

2. 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, 7/27/09)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P. M.**

3. 09BAR-00000-00063                      **Kuyt-Devor Demo/Rebuild SFD**                      **275 Butterfly Lane**  
09LUP-00000-00212                      (J. Ritterbeck, Planner 568-3509)                      Ridgeline: Urban

Request of Bryan Pollard architect for the owners, Fred Kuyt and Melissa Devor, to consider Case No.09BAR-00000-00063 for **preliminary approval of a two story single family dwelling of approximately 3,240 square feet with the first floor consisting of approximately 2,410 square**

**feet with the second floor consisting of approximately 830 square feet and an existing two story attached garage of approximately 420 square feet and an approximately 195 square foot study.** The following structure currently exists on the parcel: single family dwelling (to be demolished) of approximately 1,500 square feet. The proposed project will require approximately 65 cubic yards of cut and no fill. The property is a .51 acre/square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at **275 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 4/06/09 and 5/04/09, 7/13/09)

4. **08BAR-00000-00158** **McMahon 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 McMahon, 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, 7/27/09)

5. **09BAR-00000-00098** **Mayrock Addition** **735 Fuera Lane**  
09LUP-00000-00286 (Kimberely McCarthy, 568-2005) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Elliot and Alecia Mayrock, to consider Case No. 09BAR-00000-00098 for **preliminary approval of an addition to the second floor of the residence of approximately 215 square feet and validation of an existing, unpermitted residential addition approximately 195 square feet in size.** The following structures currently exist on the parcel: a residence of approximately 4,305 square feet, the first floor being approximately 2,216 square feet and the second floor being approximately 2,089, a detached garage of approximately 500 square feet, a cabana of approximately 755 square feet and a guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-024, located at **735 Fuera Lane**, in the Montecito area, First Supervisorial District. (Continued from 6/29/09)

6. **09BAR-00000-00115** **Latham Addition** **121 Santa Tomas**  
09CDP-00000-00044 (Kimberely McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Eric Swenmunson, architect for the owners, Robert Latham, to consider Case No. 09BAR-00000-00115 for **conceptual review and preliminary approval of an addition of a new den and laundry of approximately 290 total square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,812 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading. The property is a .37 acre parcel zoned 10-R-01 and shown as Assessor's Parcel Number 009-241-010, located at **121 Santo Tomas Lane** 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: J. Ritterbeck

DATE: August 10, 2009

RE: Kuyt-Devor Demo/Addition  
09LUP-00000-00212; 09BAR-00000-00063

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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**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Project is consistent with all policy and ordinance requirements.

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**PROJECT DESCRIPTION:**

**Land Use Permit for demolition of an existing 1,850sf residence and construction of a new 3,125sf SFD with a 275sf cellar, and remodel of the existing 490sf garage and existing 215sf second-story study. The project includes 105 cubic yards of cut. No tree removal is proposed. The project will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Butterfly Lane. The property is a 0.53-acre parcel, zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at 275 Butterfly Lane in the Montecito area, 1<sup>st</sup> 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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Eric Gage

DATE: August 4, 2009

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

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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.

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**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.

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**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: 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

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

This project may proceed for:

**PRELIMINARY/FINAL**

**APPROVAL** by your board.

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**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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Eric Gage

DATE: August 4, 2009

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

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Planning issues have been addressed in consultation with planner.

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**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: Kimberley McCarthy

DATE: July 22, 2009

RE: 09BAR-00000-00098/09LUP-00000-00286, 735 Fuera Lane, Mayrock  
Additions

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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 the addition of approximately 215 square feet to the second story of the existing single family dwelling. The addition will be located on the southeast portion of the structure and will enlarge an existing closet and create a new bathroom. The addition will not exceed the height of the residence. The project description includes the

validation of an unpermitted approximately 195 square foot addition to the northern most portion of the first floor of the residence. The addition is utilized as a mud room/laundry room and an equipment storage room. This addition is located five feet from the northern property line and utilizes a variable side yard setback. An unpermitted addition to the back (north) of the pool cabana (approximately 84 square feet in size) will be removed from its location within the required side yard setback. The existing entry gate, entry columns and walls previously approved under 99-CP-064 will be effectuated under this Land Use Permit. The project will not require any grading or the removal of any native vegetation or trees. Access to the site will continue to be taken from existing driveways off Fuera Lane.


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: David Villalobos  
Robert Foley, Don Nulty AIA, 300 E. Canon Perdido, Suite A-2, Santa Barbara, CA 93101  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Kimberley McCarthy, Planner 

DATE: July 23, 2009

RE: 09BAR-00000-00115/09CDP-00000-00044, Latham SFD Additions, 121 Santo  
Tomas Lane

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Preliminary review indicates that the project complies with the all requirements of the 20-R-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 the addition of approximately 301 square feet to the existing single family dwelling bringing the residence to approximately 2,113 square feet net. The addition will be located on the south and southwest portion of the existing dwelling and will enlarge the existing laundry room and create a den west of the existing dining room. The

**height of the addition will 13 feet, below the ridgeline of the existing structure. Construction of the addition will not require any grading or the removal of any native vegetation or trees. The residential development will continue to be served by the Montecito Water and Sanitary districts. Access to the site will remain off the existing driveway via Santo Tomas Lane.**

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: David Villalobos  
Eric Swenumson (via email)  
Montecito Association