



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 23, 2010  
3:00 P.M.**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

|                     |               |                              |
|---------------------|---------------|------------------------------|
| Marsha Zilles       | Anthony Spann | - <b>Chair</b>               |
| Michele Michaelson  | Don Nulty     | - <b>Vice Chair</b>          |
| Bill Palladini      | Sharon Foster | - <b>MBAR Secretary</b>      |
| Sam Maphis          | Alice McCurdy | - <b>Supervising Planner</b> |
| Derrik 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 Visit: Item # 6 Case Studies Properties New Two Story SFD, Garage & Accessory Structure - 628 Romero Canyon**  
**Item #4 Aptaker Demo/New Three Story Single Family Dwelling & Attached Garage - 671 Buena Vista Drive**  
**Item # 7 Chubb Sound Wall- 1550 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 August 9, 2010 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.**

**TEA FIRE**

1. **10BAR-00000-00126** **Tea Fire - Von Wiesenberg**  
**New Two Story Single Family Dwelling** **260 E. Mountain Drive**  
08TEA-00000-00028 (Tea Fire Case Manager, Petra Leyva 568-2071) Ridgeline: Yes

Request of Penn Estes, agent for the owner, Arthur Von Wiesenberg, to consider Case No. 10BAR-00000-00126 for **conceptual review of a new two story single family dwelling, with the first floor being of approximately 935 square feet, the second story consisting of 910 square feet and an attached garage/storage area of approximately 370 square feet.** Nothing currently exists on the parcel. The proposed project will less than 50 feet of cut & fill. The property is a 2.47 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at **260 E. Mountain Drive** in the Montecito area, First Supervisorial District.

**FINAL APPROVAL**

2. **09BAR-00000-00187** **Schweitzer New SFD Garage/Guest House** **1782 Jelinda Drive**  
10CDP-00000-00005 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Laurel Perez, agent for the owner, Jeremy Schweitzer, to consider Case No. 09BAR-00000-00187 for **final approval of a new one- story single family dwelling of approximately 4,000 square feet, a basement of approximately 2,500 square feet an attached garage of approximately 850 square feet, a guesthouse of approximately 735 square feet and a cabana of approximately 555 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1815 cubic yards of cut and approximately 1815 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 12/14/09, 3/22/10, 8/9/10)

3. **07BAR-00000-00079** **Grassini Single Family**  
**Dwelling Addition** **1775 Fernald Point Lane**  
07CDH-00000-00015 (J. Ritterbeck, Planner 568-2516) Ridgeline: N/A

Request of Ken Mineau, architect for the owners, Larry and Sharon Grassini, to consider Case No. 07BAR-00000-00079 for **preliminary and final approval** for the construction of two additions to the existing 6,272 sq. ft. single-family dwelling (SFD). First, a first floor addition of approximately 238 sq. ft., and secondly, a second story addition of approximately 1,295 sq. ft. Other proposed development includes the conversion of an 86 sq. ft. crawlspace to a wine cellar that is attached to an existing accessory storage structure of 377 sq. ft. Other existing structures on the site include a 765 sq. ft. detached garage located below an existing 765 sq.ft guesthouse, a 374 sq. ft. covered porch, a 312 sq. ft. beach cabaña, a 71 sq. ft. beach storage structure, and a 795 sq. ft gardener's cottage with an attached garage. Grading for the proposed project would require approximately 24 cubic yards of

cut and approximately 24 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-007, located at **1775 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 4/23/07, 6/04/07, 7/02/07, 4/21/08 5/5/08 )

### PRELIMINARY APPROVAL

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

Request of Jeff Shelton, architect for the owners, Pat & Evan Aptaker, to consider Case No. 10BAR-00000-00078 for **preliminary approval of a new three story single family residence with the first floor being approximately 3,847 square feet, the second floor being approximately 2,086 square feet with a third story element of approximately 180 square feet with an attached garage of approximately 700 square feet** . The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1380 square feet, the second story being approximately 1,207 and an attached garage of approximately 736 square feet, (all to be demolished). The proposed project will not require grading. The property is a 1.03 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Dr.** in the Montecito area, First Supervisorial District. (Continued from 5/17/10, 7/26/10)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:30 P.M.**

### CONCEPTUAL REVIEW

5. **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 **further conceptual / preliminary approval of a new two story single family dwelling with the first floor being approximately 2,637 square feet, the second floor being approximately 1,794 square feet, an attached garage of approximately 785 square feet and a separate detached garage of approximately 560 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, 8/9/10)

6. **10BAR-00000-00111**                      **Case Study Properties, LLC New Two Story**  
**SFD, Garage & Accessory Structure**                      **628 Romero Canyon**  
10LUP-00000-00268                      (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 10BAR-00000-00111 for **further conceptual review of a demolition of the existing dwelling and reconstruction of a new two-story 2,195 square foot residence, a new pool cabana of approximately 800 square feet, a detached garage of approximately 800 square feet, and miscellaneous hardscaping including low walls, a pergola, fountain and trellis**. The following structures currently exist on the parcel: a single family residence of approximately 838 sq ft. and an accessory structure of approximately 641 sq ft (to be demolished). The proposed project will not require grading. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number

155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/26/10).

7. **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 owner, Cotty Chubb, to consider Case No. 10BAR-00000-00117 for **further 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.. 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. (Continued from 8/9/10)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.**

8. **10BAR-00000-00121** **Sorrell** **Roof Change and Exterior Remodel** **1151 Summit Road**  
10CDP-00000-00074 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Brian Miller, agent for the owner, Jon Sorrell, to consider Case No. 10BAR-00000-00121 for **conceptual review of a change to the existing roof pitch, an addition of approximately 17 square feet, and change to the exterior materials.** The following structures currently exist on the parcel: a single family residence and attached garage of approximately 2, 205 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 009-162-024, located at **1151 Summit Road** in the Montecito area, First Supervisorial District.

9. **10BAR-00000-00122** **Kohansamad Addition** **140 Butterfly Lane**  
(No Planner assigned) Ridgeline: N/A

Request of Joseph Pazcoguin, agent for the owner, Albert Kohansamad, to consider Case No. 10BAR-00000-00122 for **conceptual review of a remodel and addition to a two story single family dwelling of approximately 650 square feet to the first floor and 550 square feet to the second floor and an attached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor consisting of 950 square feet and the second floor being 650 square feet. The proposed project will not require grading. The property is a acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-018, located at **140 Butterfly Lane** in the Montecito area, First Supervisorial District.

10. **10BAR-00000-00120** **Melnick Patio Enclosure** **116 Miramar Lane**  
10CDP-00000-00067 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Dennis Thompson, agent for the owners, Peter & Lani Melnick, to consider Case No. 10BAR-00000-00120 for **conceptual review and preliminary approval of an addition (patio enclosure) of approximately 202 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,876 square feet and a legal nonconforming duplex consisting of a dwelling approximately 523 square feet and a dwelling of approximately 397 square feet with an attached garage of approximately 399 square feet. The proposed project will not require grading. The property is a .54 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-264-008, located at **116 Miramar Lane** in the Montecito area, First Supervisorial District.



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujó

FROM: Kimberley McCarthy, Planner

DATE: August 12, 2010

RE: 09BAR-00000-00187/10CDP-00000-00005, 1782 Jelinda Drive – Schweitzer  
New SFD, Guest House, Pool & Pool Cabana

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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"/>            | <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:**

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a one-story single family dwelling with a net square footage of 4,000 square feet living area and an attached garage approximately 850 square feet (net) in size. An accessory structure (playroom with half bathroom) approximately 295 square feet (net) in size and mechanical/storage area approximately 2,163 square feet (net) in size will be located below the single family dwelling residence.

**There will be no interior access between the residence and the accessory area. The maximum height of the residence will be approximately 27.5 feet. The project includes the construction of a guest house approximately 735 square feet (net) in size, 16 feet in height, a pool and a pool cabana approximately 555 square feet (net) in size, 16 feet in height. The project requires approximately 1,300 cubic yards of cut and 1,300 cubic yards of fill to prepare the site. No native vegetation or specimen trees will be removed. The parcel will be served by the Montecito Water and Sanitary districts. Access to the site will be taken off Jelinda 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 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.**

xc: 10CDP-00000-00005  
David Villalobos  
Laurel Perez, laurel@sepps.com  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: August 23, 2010

RE: 07BAR-00000-00079; Grassini Additions; 07CDH-00000-00015  
1775 Fernald Point Lane; APN 007-380-007

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Preliminary review indicates that the project may comply with the all zoning requirements for the 1-E-1 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:

**PRELIMINARY and FINAL APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

**The proposed project is for**

A Coastal Development Permit w/Hearing (CDH) for the construction of two additions to the existing 6,272 sq. ft. single-family dwelling (SFD). First, a first floor addition of approximately 238 sq. ft., and secondly, a second story addition of approximately 1,295 sq. ft. Other proposed development includes the conversion of an 86 sq. ft. crawlspace to a wine cellar that is attached to an existing accessory storage structure of 377 sq. ft. Other existing structures on the site include a 765 sq. ft. detached garage located below an existing 765 sq. ft. guesthouse, a 374 sq. ft. covered porch, a 312 sq. ft. beach cabaña, a 71 sq. ft. beach storage structure, and a 795 sq. ft. gardener's cottage with an attached garage. Grading for the proposed project would require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The subject property is a 1.32-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-007, located at 1775 Fernald Point 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 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  
Ken Mineau, Appleton & Associates, 117 W. Micheltorena St., Santa Barbara, CA 93101  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: July 14, 2010

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

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

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

This project may proceed for:

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

**APPROVAL** by your board.

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

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

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## **PROJECT DESCRIPTION:**

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


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

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: August 16, 2010

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

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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:**

The following changes to the project are proposed to address previous MBAR comments:

- Finished floor lowered by one foot;
- Realignment of the driveway;
- Arborist report for pine trees;
- Reworked detached garage;
- Revised landscape plan including drought tolerant revisions.

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**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, covered porch of 823 sq. ft., covered dining patio of 279 sq. ft., second floor balcony of 356 sq. ft., 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 6 ft. site walls and landscaping. Three fruit trees and one 4" DBH tulip tree are proposed for removal. Grading of approximately 211 cu. yards cut/257 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: Alice McCurdy

FROM: Nicole Mashore, Planner

DATE: August 23, 2010

RE: **Chubb Sound Wall, 10CUP-00000-00023, 10BAR-00000-00017  
1550 East Valley Road, APN: 011-220-014**

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The project is located within the 20-R-1 zone and is under the requirements of the Montecito Land Use Development Code and Montecito Community Plan.

This project may proceed for:

**CONCEPTUAL REVIEW**

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**PLEASE SPECIFICALLY COMMENT ON:**

- **Revised Design-** The project has been revised to bring the wall back an additional 3 feet from the road (for a total setback of almost 7 feet). The overall height of the wall was altered discussed in the letter provided by the applicant, dated August 16, 2010.
  - **Noise Study-**The applicant commissioned a noise analysis dated August 16, 2010. The noise analysis confirms the need for the proposed soundwall and confirms that the proposed design would be effective, reducing noise by 50%.
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**PROJECT DESCRIPTION:**

**The proposed project is for 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 project would require less than 50 cubic yards of cut and fill.**

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  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: August 11, 2010

RE: 10BAR-900000-00120/10CDP-00000-00067, Melnick SFD Addition, 116  
Miramar Avenue

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Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-1 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:

**CONCEPTUAL/PRELIMINARY**  
 **PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** The half acre project site has a recommended Floor Area Ratio of 3,150 square feet [ $1,800 + (2,500 \times .54) = 3,150$  square feet net]. The proposed addition will increase the net square footage of the residence to approximately 3,078. The floor area of the structure would be approximately 72 square feet below the recommended floor area.

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**PROJECT DESCRIPTION:** The proposed project is for the addition of approximately 202 square feet net (infill of an existing entry porch) to the existing single family dwelling creating a new foyer. The existing front door and adjacent windows will be reutilized in the addition. The roofline of the addition will not alter the height of the dwelling

**(maximum height 14 feet, four inches). The project does not require the removal of any trees or native vegetation. The site will continue to be served by the Montecito Water and Sanitary Districts. Access to the site will continue to be taken from an existing driveway off Miramar Avenue.**

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.**

xc: Case File  
David Villalobos  
Dennis Thompson ([dennis@thompsonnaylor.com](mailto:dennis@thompsonnaylor.com))  
Montecito Association