



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: August 24, 2009
3:00 P.M.**

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

- 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.

Site Visit: 1:00 P.M.

View Story Poles for Item # 3- Gilcrest New Single Family Dwelling, Garage Demo- 661 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 August 10, 2009 will be considered.

IV. MONTECITO CONSENT AGENDA

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.

C-1. 09BAR-00000-00115	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 **final approval on consent 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. (Continued from 8/10/09)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

STANDARD AGENDA:

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

1. 07BAR-00000-00294	Chow/Tan Demo/Rebuild	1705 Glen Oaks Drive
07LUP-00000-00294 07CDP-00000-00116	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **final approval of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet; second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at 1705 Glen Oaks Drive in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 11/17/08, 2/9/09, 5/4/09)

**Nathan Single Family Dwelling
Addition and Garage**

2140 Alisos Drive

2. **07BAR-00000-00141**

07LUP-00000-000365

(J. Ritterbeck, Planner 568-3509)

Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Zev Nathan, to consider Case No. 07BAR-00000-00141 for **revised preliminary/final approval of the construction of an addition of approximately 862 square feet to the existing residence and a new detached garage of approximately 770 square feet and for the demolition of a 308 square foot accessory structure.** The following structures currently exist on the parcel: residence of approximately 3,696 square feet with a detached garage of approximately 482 square feet. The proposed project will require approximately 33 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at **2140 Alisos Drive** in the Montecito area, First Supervisorial District. (Continued from 6/18/07, 1/28/08.)

**Gilchrest New Single Family
Dwelling/Garage Demo**

661 Picacho Lane

3. **09BAR-00000-00097**

09LUP-00000-00284

(Brian Banks, 568-3559)

Ridgeline: N/A

Request of Don Nulty, architect for the owners, John and Gilchrest, to consider Case No. 09BAR-00000-00097 for **preliminary/final approval of a new residence of approximately 4,574 square feet, an attached garage of approximately 687 square feet, and a new driveway and parking area.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,590 square feet and a garage of approximately 687 square feet (all to be demolished). The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-005, located at **661 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 6/29/09)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: August 24, 2009

RE: 07BAR-00000-00294, Chow/Tan Demo/Rebuild, 07LUP-00000-00771,
1705 Glen Oaks Drive, APN 007-181-009

Preliminary review indicates that the project complies with all of the 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 to be included as part of the overall architectural review of the project.

This project may proceed for:

FINAL APPROVAL by your board.

PLANNER COMMENTS:

LUP was approved on March 4, 2009.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet, second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. Grading quantities are unknown at this point in the review process. No 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 Glen Oaks Drive. The property is a 1.14-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at 1705 Glen Oaks Drive 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: August 24, 2009

RE: **07BAR-00000-00141, Mazer/Nathan SFD Demo/Rebuild and New Garage
2140 Alisos Drive, Montecito, 07LUP-00000-00365, APN 007-110-058**

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the 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:

REVISED PRELIMINARY / FINAL

APPROVAL by your board.

PLANNER COMMENTS:

The following revisions to the original project description are proposed:

- a) Exterior alterations to fireplace locations.
- b) Changes to skylight locations.
- c) Interior alteration to floor plan layout.
- d) Changes to door and window schedules.
- e) Increase plate heights of SFD by approximately 1-foot.
- f) Increase tower height by 2 feet.

ORIGINAL PROJECT DESCRIPTION:

The project is for a Land Use Permit allowing demolition of an existing 3,696 sq. ft. SFD, a 152 sq.ft. greenhouse, and a 205 sq.ft. gazebo and construction of a new 4,618 sq.ft. SFD, and a new 706 sq.ft. detached 3-car garage. Grading will include 120 c.y. of cut and 20 c.y. of fill, with 100 c.y. to be exported. No trees will be removed as a component of this project. 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 Alisos Drive. The property is a 1.1-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at 2140 Alisos Drive 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
Sophie Calvin, P.O. Box 50716, Santa Barbara, CA 93150
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: August 18, 2009

RE: 09BAR-00000-00097, Gilchrist Demo/New SFD, 09LUP-00000-00284, 661
Picacho Ln, 011-130-005

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.

PLEASE SPECIFICALLY COMMENT ON:

Note: Site visit/story poles required.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of the existing approximately 2,590 square foot residence and attached 356 square foot attached garage and the construction of a new single family dwelling approximately 4,574 square feet in size with an attached garage approximately 687 square feet in size. The residence will be two-story with a maximum height of 29 feet six inches. The project includes the construction of a new pool. Approximately 225 cubic yards of cut and 225 cubic yards of fill are required to construct the residence, parking and other hardscape areas. Three small oak trees will be relocated to the southern portion of the property. Three large olive trees will be removed due to poor health. All other oak trees and specimen trees will be retained onsite. The residence will be served by the Montecito Water District, Montecito Sanitary District and Montecito Fire District. Access to the site will continue to be taken from a private easement off Picacho Lane. The property is a 1.13-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-005, located at 661 Picacho Lane in the Montecito Planning 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.**

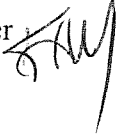
cc: Case File (to Planner)
Sharon Foster
Applicant/Agent
Montecito Association

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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 13, 2009

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

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.

PLEASE SPECIFICALLY COMMENT ON:

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: August 24, 2009

RE: **07BAR-00000-00141, Mazer/Nathan SFD Demo/Rebuild and New Garage
2140 Alisos Drive, Montecito, 07LUP-00000-00365, APN 007-110-058**

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the 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:

REVISED PRELIMINARY / FINAL

APPROVAL by your board.

PLANNER COMMENTS:

The following revisions to the original project description are proposed:

- a) Exterior alterations to fireplace locations.**
- b) Changes to skylight locations.**
- c) Interior alteration to floor plan layout.**
- d) Changes to door and window schedules.**
- e) Increase plate heights of SFD by approximately 1-foot.**
- f) Increase tower height by 2 feet, to maximum height of 25'-0" above grade.**

ORIGINAL PROJECT DESCRIPTION:

The project is for a Land Use Permit allowing demolition of an existing 3,696 sq. ft. SFD, a 152 sq.ft. greenhouse, and a 205 sq.ft. gazebo and construction of a new 4,618 sq.ft. SFD, and a new 706 sq.ft. detached 3-car garage. Grading will include 120 c.y. of cut and 20 c.y. of fill, with 100 c.y. to be exported. No trees will be removed as a component of this project. 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 Alisos Drive. The property is a 1.1-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at 2140 Alisos Drive 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.**

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