



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 25, 2008  
3:00 P.M.**

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

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

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

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

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

**View Story Poles for Items No. 7 – Gerlach Demo/Rebuild New SFD (440 Cota Lane) and No. 8 – Schooley New SFD & garage (800 Oak Grove Drive).**

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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 11, 2008 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.**

**FINAL APPROVAL**

**1. 07BAR-00000-00301 Misfeldt Minor Addition 135 La Vuelta Road**  
08CDP-00001-00008 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Carl Schneider, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00301 for **revised final approval of an approximately 50 square foot minor second floor addition, covered patio, new landscape plan and new entry gates.** The following structure currently exists on the parcel: residence under construction of approximately 4,687 square feet. The proposed project will not require grading. The property is a 17,010 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 1/07/08 and 1/28/08.)

**PRELIMINARY APPROVAL**

**2. 08BAR-00000-00159 Pittman Single Family Addition 369 Paso Robles Drive**  
08LUP-00000-00336 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 08BAR-00000-00159 for **preliminary approval of an addition of approximately 666 square feet to the current residence and a deck addition of approximately 77 square feet.** The following structures currently exist on the parcel: residence of approximately 2,489 square feet and a shed of approximately 104 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at **369 Paso Robles Drive** in the Montecito area, First Supervisorial District. (Continued from 7/28/08.)

**3. 08BAR-00000-00087 Pollack Carport 2145 Piedras Drive**  
08LUP-00000-00331 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 08BAR-00000-00087 for **preliminary approval of a new detached garage of approximately 360 square feet and conversion of the existing 424 square feet attached garage to habitable space.** The following structure currently exists on the parcel: single-story residence of approximately 3,390 square feet. The proposed project will not require grading or fill. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 5/19/08 and 6/02/08.)

4. **08BAR-00000-00155** **Goldstone Single Family Dwelling Addition** **1467 Monte Vista Road**  
 08CDP-00000-00138 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Dale Pekarek, agent for the owners, Andrew and Samantha Goldstone, to consider Case No. 08BAR-00000-00155 for **preliminary/final approval of an addition/remodel of approximately 413 square feet to the existing residence, new landscaping and 6 foot gate.** The following structures currently exist on the parcel: residence of approximately 2,498 square feet with an attached three-car garage of approximately 487 square feet. The proposed project will not require grading. The property is a 24,423 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-014, located at **1467 Monte Vista Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/08.)

5. **08BAR-00000-00114** **1147 Hill Road LLC New Single Family Dwelling, Garage and Cabana** **1147 Hill Road**  
 08CDP-00000-00072 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Patsy Stadelman, agent for the owner, 1147 Hill Road LLC, to consider Case No. 08BAR-00000-00114 for **preliminary/final approval of a new residence of approximately 2,591 square feet, a garage of approximately 693 square feet and a cabana of approximately 351 square feet.** The following structures currently exist on the parcel: residence of approximately 1,260 square feet and a garage of approximately 395 square feet. The proposed project will require approximately 425 cubic yards of cut and approximately 23 cubic yards of fill. The property is a 12,228 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at **1147 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/02/08 and 6/30/08.)

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

**CONCEPTUAL REVIEW**

6. **08BAR-00000-00084** **Lombard New Single Family Dwelling, Attached Garage and Cabana** **819 Ashley Road**  
 08LUP-00000-00184 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **further conceptual review of a new residence of approximately 6,590 square feet with a basement of approximately 2,016 square feet, an attached garage of approximately 595 square feet and a cabana of approximately 425 square feet with an attached covered terrace of approximately 658 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 675 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/19/08.)

7. **08BAR-00000-00153** **Gerlach Demo/Rebuild New Single Family Dwelling, Garage and Cabana** **440 Cota Lane**  
 08LUP-00000-00318 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Glen Deisler, architect for the owner, Inken Gerlach, to consider Case No. 08BAR-00000-00153 for **further conceptual review of a new residence of approximately 3,567 square feet with a detached three-car garage of approximately 743**

**square feet and a cabana of approximately 716 square feet.** The following structures currently exist on the parcel: residence of approximately 1,345 square feet, an approximately 512 square foot storage structure, an approximately 502 square foot garage, an approximately 504 square foot accessory structure and an approximately 369 square foot accessory structure. The proposed project will require approximately 218 cubic yards of cut and approximately 94 cubic yards of fill. The property is a 0.46 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-060-001, located at **440 Cota Lane** in the Montecito area, First Supervisorial District. (Continued from 7/14/08 and 7/28/08.)

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| 8. | <b>Schooley New Single Family Dwelling and Garage</b> | <b>800 Oak Grove Drive</b>                       |
|    | 08BAR-00000-00156<br>08LUP-00000-00347                | (Seth Shank, Planner 568-2054)<br>Ridgeline: N/A |

Request of Mark Kirkhart, architect for the owners, Greg and Gabrielle Schooley, to consider Case No. 08BAR-00000-00156 for **further conceptual review of a new residence of approximately 3,590 square feet with a garage of approximately 610 square feet.** The lot is currently vacant. The proposed project will require approximately 50 cubic yards of cut and approximately 480 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-034, located at **800 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Continued from 7/14/08.)

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|----|--|------------------------------|
| 9. | <b>1486 East Valley Road, LLC Site Landscape Changes</b> | <b>1486 East Valley Road</b> |
|    | 08BAR-00000-00193  | Ridgeline: N/A               |

Request of Derrik Eichelberger, architect for the owner, 1486 East Valley Road LLC, to consider Case No. 08BAR-00000-00193 for **conceptual review of a site hardscape and landscape changes.** The following structures currently exist on the parcel: Santa Barbara Bank & Trust building of approximately 5,742 square feet on the main level, approximately 1,014 square feet on the second floor and a basement of approximately 348 square feet. The proposed project will not require grading. The property is an 18,147 square foot parcel zoned CN and shown as Assessor's Parcel Number 011-200-080, located at **1486 East Valley Road** in the Montecito area, First Supervisorial District.

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|-----|---------------------------------|------------------------------|
| 10. | <b>Jurkowitz Minor Addition</b> | <b>1656 San Leandro Lane</b> |
|     | 08BAR-00000-00190               | Ridgeline: N/A               |

Request of Kathy Hancock, architect for the owner, Morris Jurkowitz, to consider Case No. 08BAR-00000-00190 for **conceptual review of a minor addition of approximately 154 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 4,613 square feet with an attached garage of approximately 497 square feet and a detached accessory structure of approximately 1,045 square feet. The proposed project will not require grading. The property is an 37,800 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-300-011, located at **1656 San Leandro Lane** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P. M.**

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| 11. | <b>Grimm Single Family Dwelling Addition Garage &amp; Cabana</b> | <b>2084 East Valley Road</b> |
|     | 08BAR-00000-00188  | Ridgeline: N/A               |

Request of Michael Stroh, architect for the owner, Grimm Investments LLC, to consider Case No. 08BAR-00000-00188 for **conceptual review of an approximate 3,110 square foot second story addition, a new attached garage of approximately 736 square feet and a new**

**detached pool cabana of approximately 734 square feet.** The following structures currently exist on the parcel: residence of approximately 2,295 square feet (approximately 389 square feet to be demolished), a guesthouse of approximately 816 square feet (to be demolished) and a garage of approximately 366 square feet (to be demolished). The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is an 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-015, located at **2084 East Valley Road** in the Montecito area, First Supervisorial District.

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| <b>12.</b>               | <b>Thomas Remodel<br/>Cabana &amp; Pool</b> | <b>1753 Glen Oaks Drive</b> |
| <b>08BAR-00000-00186</b> | <b>(J. Ritterbeck, Planner 568-3509)</b>    | <b>Ridgeline: N/A</b>       |
| <b>08LUP-00000-00408</b> |   |                             |

Request of Martin Loge, architect for the owner, Tony Thomas, to consider Case No. 08BAR-00000-00186 for **conceptual review of an interior remodel of the existing residence and the construction of a new cabana of approximately 800 square feet with a new pool.** The following structures currently exist on the parcel: residence of approximately 4,090 square feet with an attached garage of approximately 361 square feet. The proposed project will require approximately 35 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

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|--------------------------|---|----------------------------------|
| <b>13</b>                | <b>Lindsey New Single Family Dwelling<br/>Garage &amp; Cabana</b> | <b>2535 Sycamore Canyon Road</b> |
| <b>08BAR-00000-00189</b> |   | <b>Ridgeline: N/A</b>            |

Request of Thiep Cung, architect for the owners, Joan and Jim Lindsey, to consider Case No. 08BAR-00000-00189 for **conceptual review of a new residence of approximately 12,195 square feet, a detached garage of approximately 800 square feet and a new pool cabana of approximately 230 square feet.** The following structures currently exist on the parcel: a detached residential second unit of approximately 996 square feet, a one-car garage of approximately 230 square feet and a four-car garage of approximately 841 square feet. The proposed project will require approximately 1,665 cubic yards of cut and no fill. The property is a 16.440 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at **2535 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

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|--------------------------|---|----------------------------|
| <b>14.</b>               | <b>Stone Pool Cabana</b>                  | <b>660 Stonehouse Lane</b> |
| <b>07BAR-00000-00166</b> | <b>(Holly Bradbury, Planner 568-3577)</b> | <b>Ridgeline: N/A</b>      |
| <b>07LUP-00000-00453</b> |   |                            |

Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **further conceptual review of a pool, landscaping and a pool cabana of approximately 437 net square feet.** The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 7/16/07 and 7/28/08.)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Eric Gage

DATE: August 25, 2008

RE: Case No. 08CDP-00000-00008, Misfeldt Addition  
Case No. 07BAR-00000-00301, 135 La Vuelta Road, APN 007-340-010

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Preliminary review indicates that the project complies with the all zoning requirements for the 1-E-1 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  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The project has been revised to remove walls along La Vuelta Road and to include enhanced landscaping.

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**PROJECT DESCRIPTION:**

The proposed project is Land Use Permit for a minor addition to a project currently under construction. Approximately 50 sq. ft. would be added to the second floor at the east elevation. A covered patio and outdoor fireplace would be added at the interior courtyard area. Also proposed are new six foot high gates and eight foot high entry columns. 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 La Vuelta Road. The property is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at 135 La Vuelta 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 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  
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: Lisa S. Martin

DATE: August 20, 2008 

RE: 08BAR-00000-00159, Pittman SFD Addition  
08LUP-00000-00336, 369 Paso Robles Drive, APN 013-142-006

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Preliminary review indicates that the project complies with the all requirements of the 7-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 to allow the construction of a one-story 666 sq. ft. master suite addition to the existing single-family residence. A variable side yard setback would be utilized for the project and windows within the setback area would be fixed. The proposed total square footage of the residence upon completion of the project would be 2,568 square

feet. The maximum height of the residence would not change, remaining at approximately 24 feet. No grading or tree removal would be required. The parcel would continue to be served by the Montecito Water and Sanitary Districts and the Montecito Fire District.

The project site is approximately 0.34 acres in size. Pursuant to the Montecito Architectural Guidelines and Development Standards, Section III.B.3, this size lot has a recommended House Net Floor Area of 2,650 square feet. Therefore, the project would be consistent with the recommended maximum net floor area.


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: Lisa S. Martin 

DATE: August 20, 2008

RE: 08BAR-00000-00087, Pollack New Detached Garage  
08LUP-00000-00331, 2145 Piedras Drive, APN 007-110-043

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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: N/A**

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow construction of a new 360 net sq. ft. detached garage with a 13'-3" maximum height and conversion of the existing 424 sq. ft. attached garage to habitable space. The total proposed square footage of the residence upon completion of the project would be 3,580 square feet. No grading is required or proposed for

the project. A total of one pine and one 12” oak tree are proposed for removal and would require mitigation. 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 Piedras.

The project site is approximately 1.12 acres in size. Pursuant to the Montecito Architectural Guidelines and Development Standards, Section III.B.3, this size lot has a recommended House Net Floor Area of 4,317 square feet. Therefore, the project would be consistent with the recommended maximum net floor area.

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: Brian Banks

DATE: August 1, 2008

RE: 08BAR-00000-00155, Goldstone Addition/Pool, APN 009-140-014, 1467  
Monte Vista

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Landscape plan, lighting plan, colors.

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**PROJECT DESCRIPTION:**

**The proposed project is for a Coastal Development Permit to allow a 542 square foot addition to the existing dwelling comprised of a 413 square foot master bedroom addition and conversion of 129 square feet of the existing attached garage to habitable space. Also proposed is an interior remodel, new pool measuring approximately 20' x 10' and associated pool equipment, new BBQ counter area, new 6 foot wood gates and new landscaping. No tree removal or grading is proposed. The property is a 0.39-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-014, located at 1467 Monte Vista Road, First Supervisorial District.**

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

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

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Sarah Clark

DATE: August 19, 2008

RE: Hill Road LLC Demo/Rebuild  
08CDP-00000-00072; 08BAR-00000-00114

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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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Neighbors are concerned with architectural style, size, bulk, and scale, and neighborhood compatibility.

Applicant has reduced roof projection over rear balcony and submitted color board and lighting plan.

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**PROJECT DESCRIPTION:**

**Coastal Development Permit for demolition of the existing 1,260 square foot single-family dwelling and 395 square foot garage and construction of a new 2,591 square foot single-family dwelling, 693 square foot garage, 351 square foot pool cabana, lap pool, and spa. Grading will include 425 cubic yards of cut and 23 cubic yards of fill. Removal of one 48-inch DBH Blackwood Acacia tree and one 20-inch DBH Southern Magnolia is proposed. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Hill Road. The property is a 0.28-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-004, located at 1147 Hill Road in the Montecito area, 1st 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  
Applicant/Agent  
Montecito Association

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