



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA AND SITE VISITS

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

**Meeting Date: August 29, 2011  
2:00 P.M.**

**\*Revision: Site visits added.**

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Bill Palladini	Don Nulty	- <b>Vice Chair</b>
Sam Maphis	Sharon Foster	- <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy	- <b>Supervising Planner</b>
Dave Mendro		

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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 (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E.

Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

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- ***Site Visit: 12:00***

***For Items No. #1- 10BAR-00000-00126, Tea Fire Von Wiesenberger New SFD, 260 East Mountain Drive  
#7- 11BAR-00000-00100, Usher Demo and New SFD 1301 East Mountain Drive  
#8- 11BAR-00000-00051, K-Corp New Single Family Dwelling, 1140 High 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 8, 2011, will be considered.
- IV.**
- V. MONTECITO CONSENT AGENDA**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P.M.**

C-1.	<b>11BAR-00000-00115</b>	<b>Dishop/Humphries Addition</b>	<b>650 San Ysidro Road</b>
	11LUP-00000-00303	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of Ken Radtkey, architect for the owners, Mark Dishop & Michelle Humphries, to consider Case No.11BAR-00000-00115 for **preliminary/final approval on consent of an addition of a new bedroom of approximately 50 square feet to an existing single family dwelling, replacement of existing exterior windows, replace windows and doors to an existing studio and move an interior wall.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,741square feet, a guest house of approximately 600 square feet, a detached guest studio of approximately 345 square feet and a carport of approximately 550 square feet. The proposed project will not require grading. The property is a 2.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-029, located at **650 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 7/25/11)

C-2.	<b>11BAR-00000-00122</b>	<b>Morfit Guesthouse Pergola, Wall, New Driveway and Landscape Changes</b>	<b>786 Hotsprings Road</b>
	11LUP-00000-00289	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Tim Barber, agent for the owners, Mason & Anna Morfit, to consider Case No. 11BAR-00000-00122 for **preliminary /final approval on consent of an addition of a new attached pergola of approximately 169 square feet to an existing guesthouse, demolish an existing deck on the guesthouse and to be replaced with a new stone terrace and a new driveway and landscape changes.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,063 square feet, an attached garage of approximately 655 square feet, and a detached guesthouse of approximately 919 square feet. The proposed project will not require any cut and



cubic yards of cut, 433 cubic yards of fill, and 823 cubic yards of export. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-034 & 011-100-035, located at **880 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/11, 5/23/11, 7/11/11)

4. 11BAR-00000-00051 Clay New Guesthouse 1431 East Mountain Drive  
11LUP-00000-00243 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Kelly Teich, architect for the owners, Walt & Linne Clay, to consider Case No. 11BAR-00000-00051 for **preliminary approval of new guest house of approximately 800 square feet**. The following structures currently exist on the parcel: single family dwelling of approximately 5,075 square feet and an attached garage of approximately 471 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 5/9/11, 7/11/11)

5. 11BAR-00000-00101 Creighton New Single Family Dwelling 789 Rockbridge Road  
Pool and Cabana  
11LUP-00000-00238 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Mary Jane Creighton, to consider Case No. 11BAR-00000-00101 for **preliminary approval of a new single family dwelling of approximately 3,808 square feet, an attached garage of approximately 831 square feet a covered loggia of approximately 161 square feet, a pool cabana of approximately 365 square feet and an accessory structure of approximately 365 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill or will not require grading. The property is a 1.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-002, located at **789 Rockbridge Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11)

### CONCEPTUAL REVIEW

6. 08BAR-00000-00041 Southard Storage Shed 1410 Greenworth Place  
07CDP-00000-00074 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Nancy Southard, to consider Case No. 08BAR-00000-00041 for **further conceptual review of storage shed of approximately 500 square foot**. The following structures currently exist on the parcel: residence of approximately 3,044 square feet, an artist studio of approximately 824 square feet and storage shed of approximately 460 square feet. The proposed project will not require grading or fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-109-005, located at **1410 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/7/08, 7/11/11, 8/8/11)

7. 11BAR-00000-0100 Usher Demo and New Single Family Dwelling 1301 East Mountain Road  
11LUP-00000-00237 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Kinka Usher, to consider Case No. 11BAR-00000-00100 for **further conceptual review of a demo/rebuild of a new two-story SFD with the first floor being of approximately 4,720 square feet, the second floor being 2,696, and a basement area of approximately 1,985 square feet (which includes, in part, an ARSU)**. Also for review are a detached garage of approximately 450 square feet, a cabana of approximately 800 square feet and a

**new pool and tennis court.** The following structures currently exist on the parcel: An existing house and tennis court to be demolished. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.83-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at **1301 East Mountain Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 7/25/11)

8. 10BAR-00000-00032                      K-Corp/Carter New Single Family Dwelling                      1140 High Road  
10CDP-00000-00069                      (Julie Harris, Planner 568-3518)                      Ridgeline: N/A

Request of Kyle Carter, owner, to consider Case No. 10BAR-00000-00032 for **further conceptual review of a new two-story single family residence with the first floor being approximately 3,132 square feet, the second floor being approximately 359 square feet and an attached garage of approximately 739 square feet (all areas net sq. ft.). The project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new 5' tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall of historic merit, which will remain in place. The proposed project will require approximately 216 cubic yards of cut and 210 cubic yards of fill. The property is a 0.95-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Continued from 2/16/10 6/21/10, 10/11/10, 10/25/10, 1/24/11)

9. 11BAR-00000-00104                      Maxwell Addition, Remodel  
Driveway and Circular Motor Court                      1163 Summit Road  
11CDP-00000-00044                      (Nicole Lieu Planner 886-8068)                      **Ridgeline: N/A**

Request of Richard Starnes, agent/architect for the owners, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for **preliminary approval of interior alterations to combine two legal nonconforming dwellings and a garage into a 2,765 SF single family residence, conversion of legal nonconforming residence to an 873 SF attached residential second unit with an attached 800 SF pool cabana, construction of a new pool and a new 800 SF detached garage, new covered loggia, a new driveway, new entry with circular motor court.** The following structures currently exist on the parcel: a two story single family residence with 3 attached separate living units and attached garage of approximately 4,756 square feet total and attached tower of approximately 144 square feet and a detached 4<sup>th</sup> residential unit of approximately 318 square feet will be demolished. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-038, located at **1163 Summit Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 7/25/11)


10. 11BAR-00000-00133                      Henry Single Family Dwelling Addition                      2281 Featherhill Road  
11LUP-000000-00133                      (Kimberley McCarthy, Planner 568-2005)                      Ridgeline: N/A

Request of Diana Kelly, agent for the owners, J.C. and Susan Henry, to consider Case No. 11BAR-00000-00133 for **conceptual review, preliminary/final approval of an addition to the existing single family dwelling of approximately 434 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,552 square feet, an attached garage of approximately 628 square feet, and a detached pool house of approximately 475 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.9 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-212-006, located at **2281 Featherhill Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy 

DATE: August 11, 2011

RE: 11BAR-00000-00115/11LUP-00000-00303, 650 San Ysidro Road, Dishop SFD Addition

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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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** The project site has a recommended maximum Floor Area Ratio (FAR) of 7,207 square feet  $[4,300 + 1,700 + (1,700 \times .71)]$ . The proposed residence will be approximately 2,791 square feet, well below the maximum FAR.

The residence has historic significance and analysis of the proposed development indicates that the project would not create any significant impacts to a historic resource (Phase 1-2 prepared by Alexandra Cole, July 2011).

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**PROJECT DESCRIPTION:** The proposed project is for an addition of approximately 50 square feet to the southeast corner of the existing one-story single family dwelling. The height of the addition will match the roofline of the existing structure. Onsite activities include an interior remodel of the residence and the replacement of several existing windows. Nonstructural improvements (window and door changes, removal and relocation of interior non-load bearing walls) are also proposed within the "guest studio" immediately south of the residence. These activities are exempt from zoning permit requirements. The proposed construction does not require any grading or the removal of any vegetation or trees. The property will continue to be served by the Montecito Water & Sanitary districts. Access to the site will continue to be taken from the existing driveway off San Ysidro Road.


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

c: Case File  
David Villalobos

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: August 24, 2011

RE: 11BAR-00000-00122, Morfit Guesthouse Remodel/Landscaping, 11LUP-00000-00289, 786 Hot Springs Rd, APN 011-090-053

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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 ON CONSENT  
 FINAL ON CONSENT  
 REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Landscape and lighting
-

## PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow: An addition of a new 169 sq. ft. attached pergola to existing Guesthouse; demo existing Guesthouse deck and replace with new stone terrace; new detached trellis of approximately 420 sq. ft. adjacent to existing tennis court; new gate and trellis adjacent to garage; demo existing driveway and construct new driveway with motor court; new six foot entry wall and entry gate (outside of front setback) of 8 feet in height; demo existing pool and spa, demo existing approximately 196 sq. ft. gazebo near Guesthouse; new landscaping and hardscape areas including pathways and steps. Several non-native landscape trees are proposed for removal but existing oak trees will be protected. Less than 50 cu. yards grading 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 Hot Springs Road. The property is a 1.46-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-053, located at 786 Hot Springs Rad 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)  
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: Anne Almy

FROM: Brian Banks 

DATE: August 23, 2011

RE: 10BAR-00000-00126, Tea Fire Von Wiesenberger New SFD, 10LUP-00000-00351, 260 East Mountain Drive, APN 013-030-019

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Preliminary review indicates that 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, 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"/>	CONCEPTUAL
<input checked="" type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- The project is 2501 sq. ft. (47%) below recommended Hillside FAR of 4,676 sq. ft.
- Subject parcel is located within the Hillside Montecito (H-MON) Overlay which limits the height of structures to 16 feet from existing grade. This height limitation may be adjusted/waived by the Montecito Board of Architectural Review as per the Montecito Architectural Development Standards where the height would not exceed the regulations of the zoning ordinance height limit of 35 feet.
- Grading for the access road will be under a separate permit (Upper Hyde Road Improvements).

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow construction of a new two-story single family dwelling with attached garage to replace a two-story single family dwelling destroyed by the Tea Fire. The proposed project includes a new two-story dwelling of approximately 1,808 (net) sq. ft., an attached garage of approximately 210 (net) sq. ft., an attached carport of 175 (net) sq. ft., and first & second story decks of approximately 820 sq. ft. The height of the proposed dwelling will be approximately 24 feet. New retaining walls with a maximum height of 8 feet are proposed for the Fire Department required turn-out, and retaining walls with a maximum height of 6 feet are proposed for the dwelling. The project proposes grading of approximately 50 cu. yards cut and 50 cu. yards of fill. No native vegetation or trees are proposed for removal. Access will continue to be taken off of a private road connecting to East Mountain Drive. The residence will continue to be served by the Montecito Water District, a private septic system and Montecito Fire District. 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 East Mountain Drive 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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10BAR-00000-00126 Further Conc\_Prelim.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Nicole Lieu, Planner

DATE: August 24, 2011

RE: 880 Picacho Lane Trust Rebuild & Remodel, 11BAR-00000-00015

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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.

This project may proceed for:

- |                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <b>PRELIMINARY</b>       |
| <input 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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**PROJECT DESCRIPTION:**

**The proposed project is for further conceptual review/preliminary approval of a new two story single family residence, with the first floor being approximately 3,700 square feet, the second floor being approximately 2,925 square feet, a basement of approximately 2,600 square feet, an attached garage of approximately 670 square feet, a detached garage of approximately 840 square feet and a detached two-story garage/office space of approximately 1,670 square feet total. The proposed project will require approximately 1,256 cubic yards of cut, 433 cubic yards of fill, and 823 cubic yards of export.**

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

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner 

DATE: August 22, 2011

RE: 11BAR-00000-00051/11LUP-00000-00243, Clay Guest House 1431 E.  
Mountain Drive, APN 011-100-016

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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
- FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** Staff has reviewed the biological report prepared by Rachel Tierney for the proposed project and confirmed that the location of the guest house would not significantly impact the environmentally sensitive habitat and application of standard habitat protection measures will ensure the project's consistency with all applicable policies and regulations.

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**PROJECT DESCRIPTION:** The proposed project is for the construction of a guest house with a maximum size of 800 square feet (net) located southwest of the existing single family dwelling immediately adjacent to the motor court. The guest house will have a maximum

**height of 13 feet. Construction of the guest house requires approximately 50 cubic yards of cut. The project will not require the removal of any trees or native vegetation. The project site will continue to be served by the Montecito Water & Sanitary districts. Access will continue to be taken off a private easement via Mountain 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 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: Case File

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: August 24, 2011

RE: 11BAR-00000-00101/11LUP-00000-00238

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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:

<input type="checkbox"/>	<b>FURTHER CONCEPTUAL</b>
<input checked="" type="checkbox"/>	<b>PRELIMINARY</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:** The project site has a recommended maximum Floor Area Ratio (FAR) of 5,541 square feet [4,300 + (1,700 x .73)]. The floor area of the residence is proposed to be approximately 4,102 square feet in size [4,039 + 63 (additional square footage from attached garage)] approximately 1,439 square feet less than the maximum recommended FAR.

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**PROJECT DESCRIPTION:** The proposed project is for a one-story single family dwelling with an attached three-car garage, a pool, pool cabana and workshop. The dwelling will be approximately 4,039 square feet (net) in size with 863 square foot attached three-car garage. A below grade storage structure approximately 270 square feet (net) in size is proposed on

the westernmost portion of the proposed dwelling. A roofed pool equipment shelter is proposed immediately south of the attached garage. The maximum height of the dwelling will be 19 feet, four inches (measured from existing grade). The pool cabana and workshop will each be 357 square feet (net) in size with a maximum height of 13 feet 11inches and 13 feet respectively (measured from existing grade). The development requires approximately 750 cubic yards of cut and 750 cubic yards of fill. No native vegetation or trees will be removed to allow for construction onsite. Historic hardscape features on-site would be preserved. The parcel will be served by the Montecito Water District and a private septic system. Access will be provided off of Rockbridge Road.

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

c: Case File

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review

FROM: J. Ritterbeck, Planner

DATE: August 29, 2011

RE: 08BAR-00000-00041 Southard Accessory Structures  
1410 Greenworth Place APN 009-190-005 [07CDP-00000-00074]

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Preliminary review indicates that the project would comply with the all zoning requirements for the 1-E-1 zone district and would be 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 and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

**CONCEPTUAL REVIEW** by your board.

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**PLANNER COMMENTS:**

1. The existing "shed" will need to look and function as such (i.e., removal of all utilities except electricity, removal of sliding glass doors and windows.
  2. No MODIFICATION to setback needed. Determination made that accessory 'shed' is located in rear setback. Therefore, permitted to be in setback. However, B&S fire-wall standards will apply.
  3. Art Studio may not be a habitable dwelling. Kitchen shall be removed.
  4. All other zoning issues will be resolved once these items are corrected.
- 

**PROJECT DESCRIPTION:**

**Coastal Development Permit to resolve zoning violations per 06ZEV-00000-00190, including validation of an existing, 500 sq. ft. unpermitted accessory structure and removal of electrical wiring and utilities, demolition/removal of cooking facilities from the permitted, 875 sq. ft. artist studio, and permit use of an existing unpermitted 880 sq. ft. apartment as an attached residential second unit. Unrelated to the violations, applicant also proposes to add a new bay window in the master bath at the rear of the residence and interior remodeling of the master bath. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. The property is a 1.0-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-190-005, located at 1410 Greenworth Place 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 Land Use 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

FROM: J. Ritterbeck, Planner

DATE: August 29, 2011

RE: 11BAR-00000-00010 Usher Demo and New Single Family Dwelling  
1301 East Mountain Road APN 011-050-021 [11LUP-00000-00237]

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Preliminary review indicates that the project would comply with the all zoning requirements for the 2-E-1 zone district and may be 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 and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

**CONCEPTUAL REVIEW** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Preliminary review indicates that the project may be subject to Ridgeline and Hillside. Agent has not provided information to demonstrate that it is not.
  - Calculated FAR of the SFD includes the basement and ARSU – as defined by Mont. LUDC. As proposed, the project appears to exceed the maximum recommended FAR by approximately 1,334 sq. ft. (18.8%). Please provide a neighborhood FAR study to the MBAR for their review.
  - Site plan included installation of a new 6-foot perimeter wall, but did not include it in the project description nor did the plans show potential Oak impacts.
- 

**PROJECT DESCRIPTION:**

The project is for a Land Use Permit to allow the demolition of an existing 6,382 sq. ft. single-family dwelling and tennis court, and the construction of a new 7,416 [net] sq. ft. single-family dwelling with an additional 1,948 [gross] sq. ft. basement, 561 [gross] sq. ft. detached 2-car garage, a new 800 [gross] sq. ft. cabaña, a new 1,000 [gross] sq. ft. attached residential second unit, a new pool and tennis court. Grading will include 300 cubic yards of cut and 300 cubic yards of fill, to be balanced on-site. No trees are proposed for removal as a part of this project. The parcel will be served by the Montecito Water District, the Montecito Sanitary District and the Montecito Fire Department. Primary access to the site would be off of Hot Springs Road and secondary access would be provided off of East Mountain Road. The property is a 2.33-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at 1301 East Mountain 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: Nicole Lieu, Planner

DATE: August 24, 2011

RE: Maxwell Remodel, 11BAR-00000-000104, 11CDP-00000-00044  
1167 Summit Road, APN: 009-162-038

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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 Coastal 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:**

Peer review of the historic reports prepared for the project will be complete on August 26, 2011. Staff will provide an update to your board regarding this peer review at the August 29<sup>th</sup> meeting.

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**PROJECT DESCRIPTION:**

**The proposed project is for preliminary approval of interior alterations to combine two legal nonconforming dwellings and a garage into a 2,765 SF single family residence, conversion of legal nonconforming residence to an 873 SF attached residential second unit with an attached 800 SF pool cabana, construction of a new pool and a new 800 SF detached garage, new covered loggia, a new driveway, new entry with circular motor court. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of 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  
Applicant/Agent  
Montecito Association

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