



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

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

**Meeting Date: September 13, 2010
3:00 P.M.**

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Bill Palladini	David Villalobos - MBAR Secretary
Sam Maphis	Alice McCurdy - Supervising Planner
Derrik Eichelberger	

- All approvals made by this Montecito Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Wednesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
- The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes.
- Montecito Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.

*** 1:30 -Site Visits: Item # 7- Wolf Demo, New SFD, Garage ARSU - 337 Hot Springs Road.**

8- Drucker New Accessory Building & New Driveway- 281Hot Springs Road.

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**

**Layden Pool Cabana
and Covered Porch**

830 Buena Vista Avenue

2. **10BAR-00000-00044**

10LUP-00000-00090

(Brian Banks, Planner 568-3559)

Ridgeline: N/A

Request of Benjamin Woodall, agent for the owner, Marjorie Layden, to consider Case No. 10BAR-00000-00044 for **final approval of an unpermitted pool cabana of approximately 720 square feet with attached covered porch of approximately 175 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,538 square feet, a guesthouse of approximately 631 square feet and swimming pool. The proposed project will not require grading. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at **830 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 4/5/10, 6/21/10, 7/12/10, 7/26/10, 8/9/10)

3. **10BAR-00000-00105**

Lewis Demo, New SFD and Garage

260 Bonnie Lane

10LUP-00000-00284

(Brian Banks Planner, 568-3559)

Ridgeline: N/A

Request of Valerie Froscher architect for the owners, Peter & Naila Lewis, to consider Case No. 10BAR-00000-00105 for **final approval of a new two story single family dwelling with the first floor being approximately 2,637 square feet, the second floor being approximately 1,794 square feet, an attached garage of approximately 785 square feet and a separate detached garage of approximately 560 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,158 square feet and a detached garage of approximately 492 square feet, to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-011, located at **260 Bonnie Lane** in the Montecito area, First Supervisorial District. (Continued from 7/12/10, 8/9/10, 8/23/10)

4. **10BAR-00000-00121**

Sorrell Roof Change and Exterior Remodel

1151 Summit Road

10CDP-00000-00074

(Brian Banks, Planner 568-3559)

Ridgeline: N/A

Request of Brian Miller, agent for the owner, Jon Sorrell, to consider Case No. 10BAR-00000-00121 for **preliminary/final approval of a change to the existing roof pitch, single story additions of approximately 230 square feet, exterior material change, and landscaping.** The following structures currently exist on the parcel: a single family residence and attached garage of approximately 2,205 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-024, located at **1151 Summit Road** in the Montecito area, First Supervisorial District. (Continued from 8/23/10)

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

PRELIMINARY APPROVAL

5. **10BAR-00000-00066**

Demetrios/Nagel SFD Additions

2120 Forge Road

10LUP-00000-00301

(Brian Banks, Planner 568-3559)

Ridgeline: N/A

Request of Joe Reeves, agent for the owners, Aris Demetrios & Ilene Nagel, to consider Case No. 10BAR-00000-00066 for **preliminary/final approval of an addition to the existing residence of approximately 1635 square feet and an attached garage of approximately 472 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,907 square feet with an attached garage of approximately 428 square feet. The proposed project will require

approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a .95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-011, located at **2120 Forge Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/10)

CONCEPTUAL REVIEW

6. **10BAR-00000-00127** **Patrick Addition** **230 Hot Springs Road**
10LUP-00000-00347 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Kam Bhogal, agent for the owners, Russ Patrick, to consider Case No. 10BAR-00000-00127 for **conceptual review/preliminary approval of an addition to an existing single story dwelling of approximately 448 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,156 square feet, and a detached garage of approximately 640 square feet. The proposed project will not require grading. The property is a .41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-001, located at **230 Hot Springs Road** in the Montecito area, First Supervisorial District.

7. **10BAR-00000-00107** **Wolf Demo** **337 Hot Springs Road**
10LUP-00000-00310 **New SFD /Garage /ARSU**
(Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **further conceptual review approval of a new two story single family dwelling with the first floor consisting of approximately 2,576 square feet, the second floor consisting of approximately 1,112 square feet, and an attached garage of approximately 1,246 square feet, a detached garage of approximately 960 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet, an attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/10)

8. **10BAR-00000-00134** **Drucker New Accessory Building** **281 Hot Springs Road**
& Driveway Change
(No Planner Assigned) Ridgeline: N/A

Request of Don Nulty architect for the owners, Max & Betsy Drucker, to consider Case No. 10BAR-00000-00134 for **conceptual review of a new two story garage /recreation room. The first floor being a 3 car garage of approximately 800 square feet and the second floor being the recreation room consisting of approximately 560 square feet and a new driveway to serve adjacent property.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,886 square feet, a cabana/garage of approximately 1,286 square feet (approximately 486 square feet to be demolished) and a accessory structure of approximately 800 square feet (to be demolished). The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** 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.

9. 08BAR-00000-00015 Deansgrange Trust Demo/ New SFD, 592 Picacho Lane
08LUP-00000-00189 Tennis Court and Grading/Tree Removal Ridgeline: N/A
(J. Ritterbeck, Planner, 568-3509)

Request of Bill Brunsky, agent for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00015 for **revised final approval of a revised landscape plan, as part of the previously-approved construction of a new two-story residence of approximately 8,180 square feet with an attached 3-car garage of approximately 748 square feet, an approximately 990 square foot basement, a detached workshop/gym/front entry structure of approximately 800 square feet, a cabana of approximately 800 square feet with an attached covered loggia of approximately 190 square feet, and two detached covered loggias of approximately 345 square feet each and a new swimming pool.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet (to be demolished), a garage of approximately 873 square feet (to be demolished), a shed of approximately 885 square feet. The proposed project will require approximately 4,730 cubic yards of cut, approximately 2,105 cubic yards of fill, and 2,105 cubic yards of export (includes 620 square feet of cut for a new pond) . The property is zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-140-028, 011-140-030 & 011-140-032 (to be voluntarily merged into a single 2.45 acre parcel), located at **588 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued 3/24/08, 7/28/08 11/03/08, and 12/15/08)

10. 10BAR-00000-00130 Deansgrange Trust 588 Picacho Lane
10LUP-00000-00341 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Girvin Associates, architect for the owners, Deansgrange Trust, to consider Case No. 10BAR-00000-00130 for **conceptual review/preliminary/final approval of landscape improvements.** No structures currently exist on the parcel. (The future structure is has been approved under a different permit.) The proposed project will require approximately 2035 cubic yards of cut and approximately 416 cubic yards of fill. The property is a1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-029, located at **588 Picacho Lane** in the Montecito area, First Supervisorial District.


11. 10BAR-00000-00131 Deansgrange Trust 592Picacho Lane
10LUP-00000-00342 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Girvin Associates, architect for the owners, Deansgrange Trust, to consider Case No. 10BAR-00000-00131 for **conceptual review/preliminary/final approval of landscape improvements.** No structures currently exist on the parcel. (The future structure has been approved under a different permit.) The proposed project will require approximately 1,769 cubic yards of cut and approximately 301 cubic yards of fill. The property is a1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592Picacho Lane** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: September 7, 2010

RE: 10BAR-00000-00106, Big Red Properties Partial Demo/Addition/Garage,
10LUP-00000-00270, 2225 Featherhill Rd, APN 155-060-002

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.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of 1,590 (net) square feet of the existing dwelling, first and second story additions of 3,913 (net) square feet, an interior remodel, attached covered patio of 640 square feet, conversion of the existing garage to a pool cabana, construction of a swimming pool, and a new detached garage. Also proposed is a new driveway with motor court, new entry gate, and installation of a new septic system. Grading of approximately 40 cu. yards cut/20 cu. yards fill is proposed. Several avocado trees were removed prior to permit application, but the existing oak trees shall remain. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. The property is a 1.62- acre parcel zoned 2-E-1 and shown as assessor parcel number 155-060-002, located at 2225 Featherhill Road in the Montecito Planning area, First District.

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


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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: September 7, 2010

RE: 10BAR-00000-00044, Layden Pool & Pool Cabana, 10LUP-00000-00090, 830 Buena Vista Ave, APN 007-060-020

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:

CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow validation of an existing unpermitted 40 ft. x 14 ft. swimming pool, 720 (net) sq. ft. pool cabana, 120 sq. ft. trellis and 473 sq. ft. deck. No grading is proposed. The project does not propose the removal of any oak trees, specimen trees or native vegetation. The residence will continue to 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 driveway easement off Buena Vista Ave. The property is a 2.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-020, located at 830 Buena Vista Ave 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: Alice McCurdy

FROM: Brian Banks 

DATE: September 7, 2010

RE: 10BAR-00000-00121, Sorrell Addition/Exterior Change, 10CDP-00000-00074,
1151 Summit Road, APN 009-162-024

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow a change in roof pitch of a portion of the dwelling increasing the overall height of the dwelling from 12 feet to a maximum of 15 feet, single story additions of approximately 230 (net) square feet, change in orientation of garage doors, window and door changes and the addition of stone veneer. No grading or tree removal proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 0.23- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-162-024, located at 1151 Summit Road in the Montecito Planning area, First District.

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


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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: September 7, 2010

RE: 10BAR-00000-0066, Demetrios/Nagel Addition, 10LUP-00000-00301, 2120
Forge Road, APN 007-460-011

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.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow a single story addition of 1,635 (net) square feet and an attached garage of 472 (net) square feet to the existing single family dwelling. The project includes a remodel of the existing dwelling, new entry gate, and landscape/hardscape changes. Grading will include 75 cubic yards of cut and 75 cubic yards of fill. 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 Forge Road. The property is a 0.94-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-011, located at 2120 Forge 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 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-00000-00066 Prelim_Final.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: August 30, 2010

RE: 10BAR-0000-00127/10BAR-00347, Patrick SFD Addition, 230 Hot Springs Road

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 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.

PLEASE SPECIFICALLY COMMENT ON:

The project site has a recommended floor area ratio (FAR) of 2,800 square feet [1,800 + (2,500 x .40) = 2,800]. The proposed floor area of the dwelling will be increased to 2,604 square feet, 196 square feet below the recommended FAR.

PROJECT DESCRIPTION: The proposed project is for an addition of approximately 448 square feet to the existing one-story dwelling. The height of the addition will not exceed the maximum height of the existing dwelling (15 feet, 10 inches). The project will not require

the removal of any native vegetation or trees. The site will continue to be served by the Montecito Water and Sanitary districts. Access will remain off an existing driveway via Hot Springs 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 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.**

c: 10LUP-00000-00347, case file
David Villalobos
Kam Bhogal, kam57@sbcglobal.net
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy, Supervising Planner

FROM: J. Ritterbeck, Planner II

DATE: September 13, 2010

RE: **10BAR-00000-00130; P&D Case No. 10LUP-00000-00341**
Deansgrange Grading 588 Picacho Lane, Montecito, APN 011-140-029

10BAR-00000-00131; P&D Case No. 10LUP-00000-00342
Deansgrange Grading 592 Picacho Lane, Montecito, APN 011-140-031

08BAR-00000-00015; P&D Case No. 08LUP-00000-00368
**Deansgrange Voluntary Lot Merger, SFD Demo/Rebuild, New Workshop, Cabaña, Pond,
Pool and Grade 588 Picacho Lane, Montecito, APNs. 011-140-028, -030 & -032**

Preliminary review indicates that the project complies with the all zoning requirements for the 3-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.

10BAR-00000-00130 & 10BAR-00000-00131

These projects may proceed for:

PRELIMINARY AND FINAL APPROVAL by your board.

08BAR-00000-00015

This project may proceed for:

REVISED FINAL APPROVAL by your board.

PLANNER COMMENTS:

- Revised Landscape Plan encompasses all 3 parcels.
-

PROJECT DESCRIPTION:

10BAR-00000-00130; P&D Case No. 10LUP-00000-00341

The project is for a new Land Use Permit to allow additional grading of 1,769 cubic yards of cut and 301 cubic yards of fill, with 1,468 cubic yards of import and a new revised landscape plan. The subject 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 a private easement from Picacho Lane. The property is a 1.02-acre parcel, zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-029, located at 588 Picacho Lane in the Montecito Community Plan Area, First Supervisorial District.

10BAR-00000-00131; P&D Case No. 10LUP-00000-00342

The project is for a new Land Use Permit to allow additional grading of 2,035 cubic yards of cut and 416 cubic yards of fill, with 1,618 cubic yards of import and a new revised landscape plan. The subject 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 a private easement from Picacho Lane. The property is a 1.02-acre parcel, zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at 592 Picacho Lane in the Montecito Community Plan Area, First Supervisorial District.

08BAR-00000-00015; P&D Case No. 08LUP-00000-00368

The project is for a Land Use Permit to allow demolition of an existing 4,800 SFD with an attached 873 sq. ft garage and demolition of an existing 885 sq. ft. shed, and the construction of a new 8,180 sq. ft. 2-story SFD with a 990 sq. ft. basement and a 748 sq. ft 3-car attached garage, and construction of a new pool and new 800 sq. ft. cabaña with an attached 190 sq. ft. covered loggia and two detached covered loggias each 345 sq. ft. in size, and construction of a new 800 sq. ft. detached workshop/gym/front entry structure. Grading will include 4,730 cubic yards of cut and 1,550 cubic yards of fill, with 2,105 cubic yards of export (includes 640 cy of cut for a new pond). A total of 2 Olive trees will be relocated and 3 Alder trees and 1 Pepper tree will be removed as a part of this project. 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 a private easement from Picacho Lane. The subject Assessor's Parcel Numbers 011-140-028, 011-140-030 & 011-140-032 will also be voluntarily merged into a single 2.45-acre parcel zoned 3-E-1. The site is located at 588 Picacho Lane 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 Permits are subject to my review.

cc: Case File (to Planner)
David Villalobos
Applicant/Agent
Montecito Association