



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA & SITE VISIT

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 27, 2010
3:00 P.M.**

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Bill Palladini	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Derek Echelberger		

- 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.
-

*** 12:00 -Site Visit: Item # 6- Prescott New Residence & Cabana- 1496 East Mountain Drive**

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 September 13, 2010 will be considered.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE

STANDARD AGENDA:

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

FINAL APPROVAL

- | | | | |
|-----------|--------------------------|---------------------------------------|------------------------|
| 1. | 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 784 square feet and a separate detached garage of approximately 504 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 211 cubic yards of cut and approximately 257 cubic yards of fill. The property is a .97 acre parcel zoned 2-E-1and 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, 9/13/10)

PRELIMINARY APPROVAL

- | | | | |
|-----------|--------------------------|--|-----------------------------|
| 2. | 10BAR-00000-00107 | Wolf Demo
New SFD /Garage /ARSU | 337 Hot Springs Road |
| | 10LUP-00000-00310 | (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 **preliminary approval of a new two story dwelling with the first floor consisting of approximately 2,937 square feet, the second floor consisting of approximately 1,447 square feet, basement of 1,880 square feet, an attached garage of 253 square feet, two attached garages of 515 square feet each, two detached garages of 675 square feet, and a detached garden storage structure of 274 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet and attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1and 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, 9/13/10)

- | | | | |
|-----------|--------------------------|--|----------------------------|
| 3. | 10BAR-00000-00078 | Aptaker Demo/New Three Story
Single Family Dwelling & Attached Garage | 671 Buena Vista Dr. |
| | 10BAR-00000-00277 | (Kimberley McCarthy Planner, 568-2005) | Ridgeline: N/A |

Request of Jeff Shelton, architect for the owners, Pat & Evan Aptaker, to consider Case No. 10BAR-00000-00078 for **preliminary approval of a new three story single family residence with the first floor being approximately 3,847 square feet, the second floor being approximately 2,086 square feet with a third story element of approximately 180 square feet with an attached garage of approximately 700 square feet .** The following structures currently exist on the parcel: a two story

single family dwelling with the first floor being approximately 1380 square feet, the second story being approximately 1,207 and an attached garage of approximately 736 square feet, (all to be demolished). The proposed project will not require grading. The property is a 1.03 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Dr.** in the Montecito area, First Supervisorial District. (Continued from 5/17/10, 7/26/10, 8/23/10)

CONCEPTUAL REVIEW

4. **10BAR-00000-00111** **Case Study Properties, LLC New Two Story SFD, Garage & Accessory Structure** **628 Romero Canyon**
 10LUP-00000-00268 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 10BAR-00000-00111 for **further conceptual review of a demolition of the existing dwelling and reconstruction of a new two-story 2,195 square foot residence, a new pool cabana of approximately 800 square feet, a detached garage of approximately 800 square feet, and miscellaneous hardscaping including low walls, a pergola, fountain and trellis.** The following structures currently exist on the parcel: a single family residence of approximately 838 square feet and an accessory structure of approximately 641 square feet (to be demolished). The proposed project will not require grading. The property is a .97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/26/10, 8/23/10).

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

5. **10BAR-00000-00138** **Baltier/Regan Additon** **760 Romero Canyon Road**
 (No Planner Assigned) Ridgeline: N/A

Request of Thomas J. Morrison, agent for the owners, Albert Baltier & Pamela Regan, to consider Case No. 10BAR-00000-00138 for **conceptual review of an addition and remodel of the master bedroom of approximately 388 square feet, an addition of an open front entry porch of approximately 235 square feet and an addition of a carport of 320 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,792 square feet, a guest house of approximately 836 square feet and a detached accessory structure of approximately 442 square feet, a detached 2 car garage of approximately 750 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 55 cubic yards of fill. The property is a .90 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-033, located at **760 Romero Canyon Road** in the Montecito area, First Supervisorial District.


6. **08BAR-00000-00273** **Prescott New Residence and Cabana** **1496 E. Mountain Drive**
 10LUP-00000-00109 (Allen Bell, Planner 568-2033) Ridgeline: Yes

Request of Jeremy Roberts, agent for the owner, John K. Percy, to consider Case No. 08BAR-00000-00273 for **further conceptual review of a new single-family residence of approximately 6,655 square feet, attached garage of approximately 775 square feet, a cabana of approximately 358 square feet, pool and driveway of approximately 1,100 linear feet.** No structures currently exist on the parcel. The proposed project will require approximately 6,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a proposed 3.00-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-060-044, located at 1496 E. Mountain Drive in the Montecito area, First Supervisorial District. (Owner has a pending Lot Line Adjustment to reduce the size of the parcel from 4.17 to 3.157 acres, Case No. 09LLA-00000-00011.) (Continued from 1/23/09)

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: September 21, 2010

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

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 proposed project is for a Land Use Permit to allow demolition of the existing 2,158 (net) square foot dwelling and construction of a new two-story dwelling of 4,431 (net) square feet, an attached garage of 784 (net) square feet, a detached garage of 504 (net) square feet, covered porch of 823 sq. ft., covered dining patio of 279 sq. ft., second floor balcony of 356 sq. ft., and a swimming pool. The height of the proposed dwelling shall be approximately 27 ft. The project also includes a new driveway and fire department turn-around area, new 6 ft. site walls and landscaping. Three fruit trees and one 4" DBH tulip tree are proposed for removal. Grading of approximately 342 cu. yards cut/295 cu. yards fill is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 1.00- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-430-011, located at 260 Bonnie Lane in the Montecito Planning area, First District.

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


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

G:\GROUP\PERMITTING\Case Files\LUP\10 Cases\10LUP-00000-00284 Lewis\MBAR Memo 10BAR-00000-00106 Final.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: September 22, 2010

RE: 10BAR-00000-00107, Wolf Demo/New SFD & RSU, 337 Hot Springs Rd.,
10LUP-00000-00310, 337 Hot Springs Rd., APN 009-070-039

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

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Landscape & Screening.

PROJECT DESCRIPTION:

The proposed project is for demolition of the existing dwelling and pool and the construction of a new two story single family dwelling of 4,382 square feet, basement of 1,880 square feet, attached garage of 515 square feet, attached garage of 253 square feet, detached garden storage structure of 274 square feet, and two detached garages of 675 square feet. The project also includes an Attached Residential Second Unit of 1000 square feet and construction of a new driveway, and swimming pool. Removal of one Coast Live Oak, one Monterey pine, two Magnolia and several Pittosporum trees is proposed, with mitigation plantings of 10 Oak trees. Grading of 150 cu. yards cut/150 cu. yards fill is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 1.02- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-070-039, located at 337 Hot Springs 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

G:\GROUP\PERMITTING\Case Files\LUP\10 Cases\10LUP-00000-00310 Wolf\MBAR Memo 10BAR-00000-00107 Preliminary.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner 

DATE: September 20, 2010

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

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

APPROVAL by your board.

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

The recommended Floor Area Ratio (FAR) for the 1.03 acre parcel is 4,351 square feet (net) [4,300 + (1,700 x .03)]. The new residence is proposed to be approximately 4,710 square feet (net). The residence as proposed would exceed the recommended FAR by 359 square feet, approximately 8%.

PROJECT DESCRIPTION:

The proposed project is for the demolition of the existing 2,587 square foot (net) two-story single family dwelling and attached 700 square foot (net) garage and the construction of a new dwelling approximately 4,710 square feet (net) in size with an attached three car garage approximately 725 square feet (net) in size. The maximum height of the two-story structure will be 32 feet. The project will require less than 50 cubic yards of grading and will not require the removal of any native vegetation or trees. Access will continue to be provided off a private driveway via Buena Vista Avenue. Water and sanitary services will continue to be provided by the Montecito Water and Sanitary districts.

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

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