



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA AND 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: October 6, 2008
3:00 P.M.**

Revisions: Item #2 has been added to the Standard Agenda. Items #3 through #11 have been re-numbered.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzler	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

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

Site Visit – 1:30 P.M

View Story Poles for Item No. 11 – Grimm LLC Demo/Rebuild Single Family Dwelling and Pool Cabana- 2084 East Valley 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**
- III. MINUTES:** The Minutes of September 22, 2008 will be considered
- IV. MONTECITO CONSENT AGENDA:**
- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**
- VII. 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-00000-00286 Hines SFD Addition Revised Final 1506 East Mountain Drive**
07LUP-00001-00856 (Lisa Martin, Planner 568-2032) Ridgeline: Urban

Request of Brian Miller, agent for the owners, William and Donna Hines, to consider Case No. 07BAR-00000-00286 for revised final approval of minor window and door changes and floor plan reconfiguration of the previously approved approximately 300 square foot addition to the existing residence. The following structure currently exists on the parcel: single family dwelling residence. The proposed project will not require grading. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at 1506 East Mountain Drive in the Montecito area, First Supervisorial District. (Continued from 11/05/07 and 1/07/08)

2. **04BAR-00001-00214 Young Residence Additions 600 San Ysidro Road**
04LUP-00001-01301 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Robert Foley, architect for the owner, Jeff Young, to consider Case No. 04BAR-00001-00214 for revised final approval of a residential addition/remodel, new garage, and new gym/accessory structure, including the following revisions: addition of 15 square foot to the entry and reconfigure entry and stairs, reduction of 31 square feet adjacent to the ARSU, increase the size of the new garage from 782 square feet to 799 square feet and shift south to accommodate new stairway, new gym above the garage to increase from 374 to 799 square feet to include mechanical closet to accommodate solar and geothermal equipment, new 196 square foot covered porch above the garage, removal of exterior stairs at the rear of the garage, new outdoor shower, new, removed, and replaced windows where specified, new skylight above the bath #1, interior remodel of bath #1 and addition of mechanical closet, and new trellis at the rear of the garage. The following structures currently exist on the parcel: a residence of approximately 4,252 square feet and garage of approximately 682 square feet. The proposed project will require less than 50 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as

Assessor's Parcel Number 011-200-067, located at **600 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/04, 2/28/05, 3/14/05, 4/11/05, and 5/9/05)

PRELIMINARY APPROVAL

3. **08BAR-00000-00142** **Ziegler Single Family Dwelling** **607 San Ysidro Road**
08LUP-00000-00294 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dennis Gibbens, architect for the owners, Peter and Cheryl Ziegler, to consider Case No. 08BAR-00000-00142 for **preliminary approval of an approximately 301 square foot addition and remodel to existing residence, and an approximately 280 square foot storage shed and construction of a new 310 square foot trellis.** The following structures currently exist on the parcel: residence of approximately 4,183 square feet and a garage of approximately 1,038 square feet. The proposed project will require 172 cubic yards of cut, 20 cubic yards of fill and 152 cubic yards of export. The property is a 1.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-023, located at **607 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08)

4. **08BAR-00000-00131** **Cherner New Single Family Dwelling,** **813 Romero Canyon Road**
08LUP-00000-00308 **Garage and Pool** (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owners, Stephen and Vicki Cherner, to consider Case No. 08BAR-00000-00131 for **preliminary/final approval of a new two-story residence of approximately 5,200 square feet with an approximately 775 square foot underground garage, 375 square foot basement, and pool.** There are no structures currently on the parcel. The proposed project will require approximately 985 cubic yards of cut and approximately 985 cubic yards of fill. The property is a 5.50 acre parcel zoned 5-E-1 shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 6/30/08 and 9/22/08)

5. **08BAR-00000-00190** **Jurkowitz Minor Addition** **1656 San Leandro Lane**
08CDP-00000-00152 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Kathy Hancock, architect for the owner, Morris Jurkowitz, to consider Case No. 08BAR-00000-00190 for **preliminary/final approval 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. (Continued from 8/25/08)

6. **08BAR-00000-00153** **Gerlach Demo/Rebuild New Single Family** **440 Cota Lane**
08LUP-00000-00318 **Dwelling, Garage and Cabana** (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 **preliminary/final approval 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, 7/28/08, 8/25/08, and 9/22/08)

Item to be continued to the meeting of October 20, 2008

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| 7. | Thomas Remodel
Cabana & Pool | 1753 Glen Oaks Drive |
| 08BAR-00000-00186 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |
| 08LUP-00000-00408 | | |

Request of Martin Loge, architect for the owner, Tony Thomas, to consider Case No. 08BAR-00000-00186 for **preliminary approval 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. (Continued from 8/25/08)

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

CONCEPTUAL REVIEW

- | | | |
|--------------------------|--|--------------------------|
| 8. | Arroyo-Cal Management LLC.
Demo/Rebuild SFD | 1570 Bolero Drive |
| 08BAR-00000-00224 | (Seth Shank, Planner 568-2054) | Ridgeline: N/A |
| 08LUP-00000-00546 | | |

Request of Ken Mineau, architect for the owner, Gordon Eskstrand, to consider Case No. 08BAR-00000-00224 for **conceptual review of new residence of approximately 4,630 square feet with an attached garage of approximately 745 square feet and a detached garage of approximately 504 square feet, pool, and pool house of approximately 796 square feet.** The following structure currently exists on the parcel: residence of approximately 2,682 square feet (to be demolished). The proposed project will require approximately 160 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 1.10-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-011, located at **1570 Bolero Drive** in the Montecito area, First Supervisorial District.

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| 9. | Santa Barbara Bank
and Trust Wall Sign | 1486 East Valley Road |
| 08BAR-00000-00223 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |
| 08SCC-00000-00016 | | |

Request of Gil Garcia, architect for the owners, 1486 East Valley Road LLC, to consider Case No. 08BAR-00000-00223 for **conceptual review and preliminary/final approval of a wall sign.** The following structures currently exist on the parcel: a commercial building of approximately 7,104 square feet. The proposed project will not require grading. The property is a 0.40 acre 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.

Item to be continued to the meeting of October 20, 2008

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|--------------------------|-----------------------------------|-----------------------------|
| 10. | Johnson Residence Addition | 1710 Glen Oaks Drive |
| 08BAR-00000-00220 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |
| 08LUP-00000-00537 | | |

Request of Duffy Johnson, architect for the owners, Vicki Johnson, to consider Case No. 08BAR-00000-00220 for **conceptual review of an addition of approximately 694 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,811 square feet and a carport of 450 square feet. The proposed project will require approximately 40 cubic yards of cut and no fill. The property is a 1.6 acre

parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-008, located at **1710 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

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|------------|--------------------------|---------------------------------------|------------------------------|
| 11. | 08BAR-00000-00188 | Grimm LLC Demo/Rebuild SFD and | 2084 East Valley Road |
| | 08LUP-00000-00570 | (Lisa Martin, Planner, 568-2032) | Ridgeline: N/A |

Request of Michael Stroh, architect for the owner, Grimm Investments LLC, to consider Case No. **08BAR-00000-00188 for further conceptual review of the demolition of an existing one-story residence, guesthouse and garage; and reconstruction of a new 4,455 square foot two-story single-family dwelling with an attached 736 square foot garage and a new detached 796 square foot pool cabana. The project also includes new landscape and hardscape, new trellis covered fireplace/bbq area, and new pool and spa.** The following structures currently exist on the parcel: residence of approximately 2,295 square feet, guesthouse of approximately 816 square feet and detached garage of approximately 366 square feet (all 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. **(Continued from 8/25/08)**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Seth Shank, Planner

DATE: October 2, 2008

RE: 08BAR-00000-00131, Cherner New SFD, 08LUP-00000-00308, 813 Romero Canyon Road, APN 007080039

Preliminary review indicates that the project complies with the all requirements of the 5-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.

PLEASE SPECIFICALLY COMMENT ON:

There are no zoning issues associated with this project. The project may proceed for preliminary/final approval.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new 5,200 square foot two-story, single-family dwelling (SFD) with a 775 square foot underground garage, 375 square foot basement, and pool. Grading will include 985 cubic yards of cut and 985 cubic yards of fill. No native vegetation or trees are proposed for removal. The parcel will be served by a private septic system, Montecito Water District, and Montecito Fire District. Access will be provided along an existing easement off of Romero Canyon Road. The property is a 5.51-acre lot zoned 5-E-1 and shown as Assessor Parcel Number 007-080-039, located at 813 Romero Canyon Road Montecito, 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
Jan Hochhauser, 122 East Arrellaga Street, Santa Barbara, CA 93101
Montecito Association
Peter Imhof, Supervising Planner

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Alex Tuttle, Planner
884-6844

DATE: October 1, 2008

RE: Young Residence Additions/Accessory Structures, 04BAR-00001-00214,
04LUP-00001-01301

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed new 3-car garage as it has been revised, 2nd floor gym/mechanical room, covered porch, trellis, and the conformance of the garage and gym with the square footage limitations for accessory structures. Please note that the attached residential second unit is not subject to MBAR approval.**Floor Area**

Per the Montecito Architectural Guidelines, a project with a floor area (size) substantially in excess of the floor area of the immediately surrounding properties will have the burden of demonstrating that the project cannot be viewed by surrounding property owners due to siting or that its spatial volume (mass, bulk, scale) when taken together with its lot size, setbacks and landscaping does not make it incompatible with similar surrounding properties. The Guidelines also note that in certain neighborhoods, the recommended FA maximums may not reflect the appropriate level of development, and that in those cases, neighborhood compatibility shall be the determining factor. The recommended floor area for a parcel of this size is 3,900 square feet. As per the Guidelines, the original approved project would have resulted in a total floor area for the building of approximately 5,284 square feet (35% over the Guideline). The project as revised would add approximately 409 square feet to the total floor area, further exceeding the Floor Area Guidelines (approximately 45% over the Guideline). This calculation excludes the proposed new garage and attached residential second unit, but includes the gym above the garage and all the other additions.

PROJECT DESCRIPTION:

The parcel is a .84 acre lot zoned 2-E-1. The original proposed project consisted of the conversion of the existing 3-car garage into a 542 sq. ft. attached residential second unit and a 140 sq. ft. first floor hallway of the existing single family dwelling; the construction of a new 782 sq. ft. 3-car garage with a new 374 sq. ft. gym above the garage with an exterior staircase; and a 518 sq. ft. addition to the entryway of the existing SFD and 2nd floor bedroom above the new attached residential second unit. **Revisions to the original approved project are as follows: addition of 15 square foot to the entry and reconfigure entry and stairs, reduction of 31 square feet adjacent to the ARSU, increase the size of the new garage from 782 square feet to 799 square feet and shift south to accommodate new stairway, new gym above the garage to increase from 374 to 799 square feet to include mechanical room to accommodate solar and geothermal equipment, new 196 square foot covered porch above the garage, removal of exterior stairs at the rear of the garage, new outdoor shower, new, removed, and replaced windows where specified, new skylight above the bath #1, interior remodel of bath #1 and addition of mechanical closet, and new trellis at the rear of the garage.** The proposed project will require less than 50 cubic yards of cut and fill. No trees are proposed for removal as part of this project. The existing SFD is 4,252 sq. ft. and contains an attached 682 sq. ft. 3-car garage.

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 Revised Land Use Permit is subject to my review.**

cc: Case File
Jeffrey Young, 600 San Ysidro Road, Montecito, CA 93108

Robert Foley, c/o Don Nulty AIA Inc., 300 E. Canon Perdido, Santa Barbara, CA 93101
Montecito Association

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: October 6, 2008

RE: 08BAR-00000-00186, Thomas SFD Remodel, New Cabana & Pool
08LUP-00000-00408, 1753 Glen Oaks Drive, Montecito APN 007-212-002

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

This project may proceed for:

PRELIMINARY

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Agent has worked with P&D to address all zoning issues.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow the construction of a new 814 sq. ft. cabaña, new pool and new exterior façade change to the existing 3,983 sq. ft. SFD. Grading will be less than 50 cubic yards of cut and fill and no trees are permitted for removal as a component of this permit. 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 Glen Oaks Drive (pvt). 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, 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)
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: September 16, 2008

RE: 08BAR-00000-00190, Jurkowitz Addition, 08CDP-00000-00152, 1656 San
Leandro Ln, APN 007-300-011

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:

Proposed project is approximately 20% over FAR

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow a second story addition of 154 net square feet (172 s.f. gross) to an existing two story dwelling. Also proposed is an interior remodel and new driveway gates. No grading or tree removal is proposed. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. The property is a 0.82-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-300-011, located at 1656 San Leandro Lane, 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: October 6, 2008

RE: **08BAR-00000-00142, Ziegler SFD Addition / Remodel
607 San Ysidro Road, Montecito
Case No. 08LUP-00000-00294, APN 011-140-023**

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY

APPROVAL by your board.

PLANNER COMMENTS:

- Agent has worked with P&D to address all Planning and Zoning concerns.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow: 1) demolition of the unpermitted habitable space within the garage and re-conversion to the permitted 1,038 sq. ft. detached 2-car garage, 2) the construction of a new 301 sq. ft. addition to the existing 4,183 sq. ft. SFD, 3) construction of a new 310 sq. ft. trellis, and 4) construction of a new 280 sq. ft attached storage shed. Approved grading will consist of 172 cubic yards of cut, 20 cubic yards of fill and 152 cubic yards of export. No trees are approved for removal as a part of this permit. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Department. Access will continue to be provided by a private driveway off of San Ysidro Road. The property is a 1.38-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-023, located at 607 San Ysidro Road in the Montecito Community Plan Area, 2nd 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: June Pujo

FROM: Lisa S. Martin 

DATE: September 30, 2008

RE: 07BAR-00000-00268, Hines Revised Addition
07LUP-00001-00856, 1506 E. Mountain Dr., APN 011-070-022

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

PROJECT DESCRIPTION:

The proposed project is for a minor floor plan reconfiguration of the approved guest bedroom and bathroom addition and a reduction in size from 338 to 316 square feet. Minor door and window changes are also proposed.

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