



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: October 11, 2010
3:00 P.M.**

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

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

* **1:00 -Site Visit: Item # 5- Richmond Addition, 10BAR-00000-00034, 134 Santa Elena Lane**

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.

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 342 cubic yards of cut and approximately 295 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, 9/13/10, 9/27/10)

PRELIMINARY APPROVAL

2. **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 **preliminary/final approval 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, 9/27/10).

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

CONCEPTUAL REVIEW

3. **10BAR-00000-00142** **Satullo/Yamashita Addition & Remodel** **1774 Glen Oaks Drive**
10LUP-00000-00376 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of John Cordic , agent for the owners, Salvatore Satullo & Allen Yamashita, to consider Case No. 10BAR-00000-00142 for **conceptual review of a 962 square foot second story addition and 645 first floor addition to an existing residence.** The following structures currently exist on the parcel: a two story residence of 2,789 square feet, 679 square foot garage and 559 square foot pool room (approximately 2,311 square feet to be demolished). The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a 1.22 acre foot parcel zoned 2-E-1 and shown as Assessor's

Parcel Number 007-191-003, located at **1774 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

4. 10BAR-00000-00143 **Booth New** Single Family Dwelling & Garage 1795 Fernald Point Lane
(No Planner Assigned) Ridgeline: N/A

Request of Nueman Mendro Andrulitus, architect for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **conceptual review of a new two story single family dwelling with the first floor being approximately 1,820 square feet and the second floor being approximately 857 square feet and a detached garage of approximately 483 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a .27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District.

5. 10BAR-00000-00034 **Richmond Remodel, Demolition and Addition** 134 Santa Elena Lane
10CDH-00000-00007 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Zimmerman Architects, architect for the owner, Mark Richmond, to consider Case No. 10BAR-00000-00034 for **further conceptual review of a remodel of 1,400 square feet, demolition of 23 square feet and addition of approximately 1,053 square feet to the existing single family residence. The new addition will include 899 square feet on the 1st floor addition and a loft of 159 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,893 square feet and an attached garage of approximately 321 square feet. The proposed project will require less than 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.40-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-244-003, located at **134 Santa Elena Lane** in the Montecito area, First Supervisorial District. (Continued from 3/8/10)

6. 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 2,972 square feet, the second floor being approximately 588 square feet and an attached garage of approximately 625 square feet.** The parcel is vacant with gateposts and a low perimeter wall with historic merit. 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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: October 7, 2010

RE: 10BAR-900000-00120/10CDP-00000-00067, Melnick SFD Addition, 116
Miramar Avenue

Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-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:

CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The half acre project site has a recommended Floor Area Ratio of 3,150 square feet [$1,800 + (2,500 \times .54) = 3,150$ square feet net]. The proposed addition will increase the net square footage of the residence to approximately 3,078. The floor area of the structure would be approximately 72 square feet below the recommended floor area.

PROJECT DESCRIPTION: The proposed project is for the addition of approximately 202 square feet net (infill of an existing entry porch) to the existing single family dwelling creating a new foyer. The existing front door and adjacent windows will be reutilized in the addition. The roofline of the addition will not alter the height of the dwelling

(maximum height 14 feet, four inches). The project does not require the removal of any trees or native vegetation. The site will continue to be served by the Montecito Water and Sanitary Districts. Access to the site will continue to be taken from an existing driveway off Miramar Avenue.

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.**

xc: David Villalobos
Dennis Thompson (dennis@thompsonnaylor.com)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: October 7, 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

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 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: 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.

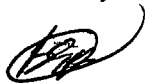
Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: October 6, 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.**

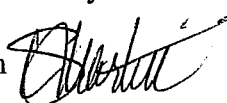
cc: Case File (to Planner)
Sharon Foster

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Lisa S. Martin 

DATE: October 6, 2010

RE: 10BAR-00000-00111, Case Study Properties New SFD, Cabana & Garage
10LUP-00000-00268, 628 Romero Canyon Rd, APN 155-060-007

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:

N/A

PROJECT DESCRIPTION:

The proposed project is for demolition of the existing dwelling and reconstruction of a new one-story, 2,654 sq. ft. residence, a new pool cabana of approximately 800 square feet, a detached garage of approximately 473 square feet, a detached recreation room of

approximately 287 sq. ft., and miscellaneous hardscaping including low walls, a pergola, fountain and trellis.

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Julie Harris
Planner III

DATE: October 11, 2010

RE: 10BAR-00000-00034 Richmond Remodel, Demolition & Addition,
10CDH-00000-00007 APN 009-244-003, 134 Santa Elena Lane

Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-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:

FURTHER CONCEPTUAL
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

1. The height of the addition as illustrated by the story poles erected by the applicant on the request of your Board.
2. Neighborhood compatibility.

PROJECT DESCRIPTION:

The proposed project is for a remodel of 1,400 square feet, demolition of 23 square feet and addition of approximately 1,053 square feet to the existing single family residence. The new addition will include 899 square feet on the 1st floor addition and a loft of 159 square feet. The following structures currently exist on the parcel: a single family residence of approximately 1,893 square feet and an attached garage of approximately 321 square feet. The proposed project will require less than 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.40-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-244-003, located at **134 Santa Elena Lane** in the Montecito area, First Supervisorial District.

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

cc: Case File (to Planner)
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: Julie Harris
Planner III

DATE: October 11, 2010

RE: 10BAR-00000-00032 K-DORP / Carter New Single Family Dwelling
10CDP-00000-00069 APN 009-162-037, 1140 High Road

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

This project may proceed for:

- FURTHER CONCEPTUAL**
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

The project is scheduled for further conceptual review because the comments of the MBAR during the previous review indicate that the project is not ready for preliminary approval. In addition, the comments did not provide clear direction regarding the need for story poles and a site visit.

An Historic Resources Report has been prepared by Post/Hazeltine Associates (dated September 29, 2010) that assesses the proposed project's relationship to the remaining historic resources of the Bartlett estate, both on the subject property as well as the adjacent properties to the north and east. The report concludes that the proposed new dwelling would not have a negative effect on these historic structures. The report does not currently address the potential relocation of a pergola from the adjacent property to the north to the subject property. A copy of the report will be available at the meeting if you wish to review it.

PLEASE SPECIFICALLY COMMENT ON:

1. Overall design of the project in relation to your Board's previous comments on June 21, 2010. The project meets Article II height requirements. Will story poles be required?
2. Overall landscape design including proposed plantings within the northeast corner where there is an oak cluster (noted in arborist report by David Gress, dated September 21, 2010). A copy of the arborist is available for your review at the meeting.
3. The location and design of the proposed pergola. The applicant proposes to add a pergola to the southeast corner of the property. He will either relocate the pergola structures from the lot adjacent to the north, or will construct new similar structures. In either case, his intention is to use the design elevation as shown on the plans, which match the existing pergola components on the adjacent lot except that Mr. Carter proposes a lower height. A final determination has not been made and depends upon planning questions to be addressed by P&D. Please focus your comments on the design and aesthetics.

PROJECT DESCRIPTION:

The proposed project is for a new two story single family residence with the first floor being approximately 2,972 square feet, the second floor being approximately 588 square feet and an attached garage of approximately 625 square feet. The parcel is vacant with gateposts and a low perimeter wall with historic merit. 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.

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)
Sharon Foster
Applicant/Agent
Montecito Association