



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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 12, 2009

3:00 P.M.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzel	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- 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.
-

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 28, 2009 will be considered.

IV. MONTECITO CONSENT AGENDA

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.

C-1. 09BAR-00000-00146 09LUP-00000-00368	Lurie Single Family Dwelling Remodel (Lisa Martin, Planner 568-2032)	1373 School House Road Ridgeline: Urban
--	--	---

Request of William Wolf, architect for the owner, Jesse Lurie, to consider Case No. 09BAR-00000-00146 for **preliminary/final approval on consent of additions to an existing single family dwelling of approximately 680 square feet, including a conversion of an existing 2 car attached garage to habitable space and construction of a new carport of approximately 382 square feet and trellis structure of approximately 280 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3735 square feet and attached garage of approximately 548 square feet. The proposed project will require approximately 7 cubic yards of cut and approximately 7 cubic yards of fill. The property is a 1.09 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-031, located at **1373 School House Road** in the Montecito area, First Supervisorial District. (Continued from 9/28/09)

C-2. 08BAR-00000-00202 08LUP-00000-00495	Franklin Accessory Structure (Brian Banks, Planner 568-3559)	744 Coyote Road Ridgeline: N/A
--	--	--

Request of Louis Robinson, architect for the owners, Brent and Ruth Franklin, to consider Case No. 08BAR-00000-00202 for **final approval on consent of an accessory structure of approximately 505 square feet.** The following structures currently exist on the parcel: residence of approximately 2,044 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of fill. The property is a 3.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-005, located at **744 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 9/08/08, 9/22/09)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

STANDARD AGENDA:

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

1. 09BAR-00000-00111 09LUP-00000-00269	Tea Fire McCue Addition/Garage (Brian Banks, Planner 568-3559)	820 Coyote Road Ridgeline: N/A
--	--	--

Request of James Zimmerman, architect for the owners, Isabel and Sean McCue, to consider Case No. 09BAR-00000-00111 for **further conceptual/preliminary approval of an approximately 1,059 square foot first and second story addition to an existing single story dwelling consisting of the rebuild of an approximately 450 square foot studio destroyed by the Tea Fire, a new approximately 300 square foot first floor study with covered patio, new 317 square foot second**

- | | | |
|--------------------------|--|------------------------|
| 5. | Hannaford Single Family
Dwelling Demo/Rebuild | 970 Lilac Drive |
| 09BAR-00000-00145 | (Brian Banks, Planner 568-3559) | Ridgeline: |
| 09LUP-00000-00145 | | N/A |

Request of Chris Keller, agent for the owners, Jule & Elizabeth Hannaford, to consider Case No. 09BAR-00000-00145 for **conceptual review of a two story single family dwelling, with the first floor consisting of approximately 2,602 square feet and the second floor consisting of approximately 791 square feet and an attached garage of approximately 233 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,788, (to be demolished) a guesthouse of approximately 398 square feet and a detached garage of approximately 475 square feet. The proposed project will require approximately 25 cubic yards of fill and no cut. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District.


- | | | |
|--------------------------|---------------------------------------|-------------------------------|
| 6. | Turicchi Addition/Garage/Decks | 1355 E. Mountain Drive |
| 09BAR-00000-00148 | (Errin Briggs, Planner 568-2047) | Ridgeline: N/A |
| 09LUP-00000-00379 | | |

Request of Tom Meaney, architect for the owner, Scott Turicchi, to consider Case No. 09BAR-00000-00148 for **conceptual review of an addition to the first floor of the single family dwelling of approximately 106 square feet, an addition of approximately 300 square feet to the second floor, construction of a new covered terrace of approximately 456 square feet and a new detached garage/study of approximately 800 square feet.** The following structures currently exist on the parcel: a two story single family residence of approximately 4,446 square feet with the first floor consisting of approximately 3,986 square feet and the second floor consisting of 460 square feet, a basement of approximately 560 square feet, a carport of approximately 420 square feet, to be demolished and guesthouse consisting of 665 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 E. Mountain Drive** in the Montecito area, First Supervisorial District.

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Lisa S. Martin 

DATE: October 6, 2009

RE: 09BAR-00000-00146, Lurie SFD Additions, New Carport & Trellis
09LUP-00000-00368, 1373 School House Rd, APN 009-070-031

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 a Land Use Permit to allow construction of approximately 142 sq. ft. of one-story additions to the existing residence and conversion of the existing 558 sq. ft. attached garage to habitable space. The proposed total habitable square footage of the

residence upon completion of the project would be 4,435 square feet. A new 382 sq. ft. detached carport would be constructed, and would provide the two required covered parking spaces. No grading or tree removal is required for the project. The parcel would continue to be served by the Montecito Water and Sanitary Districts, and the Montecito Fire District. Access would continue to be provided off of School House Road.

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


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

G:\GROUP\P&D\Digital Library\Protos & Templates\Planning Permit Processing\Case Management\BAR Memos\Inland\MBAR Memo.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: October 2, 2009

RE: 08BAR-00000-00202, Franklin Workshop and Grading, 08LUP-00495, APN
013-050-005, 744 Coyote Road

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 on CONSENT |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Landscape planting on graded areas. Note: Unpermitted accessory structures were destroyed by Tea Fire and vegetation denuded (see photos).

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of two unpermitted accessory structures (sheds) and after-the-fact approval for the placement of approximately 300 cubic yards grading (150 cy cut/150 cy fill). The project includes the construction of a new accessory structure (workshop) of approximately 505 square feet in size and 14'9" in height. The project will not require the removal of any specimen trees or native vegetation. No grading is required to prepare the site for the construction of the new accessory structure. The parcel will continue to be served by the Montecito Water District and the Montecito Fire District. Access will continue to be provided via a private drive off Coyote Road. The property is a 3.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-005, located at 744 Coyote Road in the Montecito Community Plan Area, First Supervisorial District.

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

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

G:\GROUP\PERMITTING\Case Files\LUP\08 cases\08LUP-00000-00495 Franklin\08BAR-00202 MBAR Memo Final.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: October 6, 2009

RE: 09BAR-00000-00111, McCue Addition, 09LUP-00000-00269, 820 Coyote Rd,
APN 013-070-034

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:

FURTHER CONCEPTUAL/PRELIMINARY
 PRELIMINARY
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a new 1,059 sq. ft. (net) first and second floor addition to a single story dwelling and new 529 sq. ft. (net) detached garage. The proposed project includes a rebuild of the existing single story studio destroyed in the Tea Fire, a new first floor study, new second floor master bedroom, an interior remodel and an approx. 160 sq. ft. covered patio area. No grading or tree removal is proposed. The parcel will continue to be served by the Montecito Water District, a private septic system, and Montecito Fire District. Access will continue to be provided off of Coyote Road. The property is a 1.09-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-034, located at 820 Coyote 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

G:\GROUP\PERMITTING\Case Files\LUP\09 Cases\09LUP-00000-00269 McCue\MBAR Memo 09BAR-00000-00111 Prelim_Final.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks

DATE: October 6, 2009

RE: 09BAR-00000-00109, Case Study Properties Addition/Garage/Cabana/Grading,
09LUP-00000-00306, 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:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of approximately 513 square feet of the existing single family dwelling and the addition of approximately 2,471 square feet to the northern portion of the dwelling, creating a one-story residence approximately 3,353 square feet in size with a height of approximately 16 feet. The project includes the demolition of the existing 418 square foot detached garage and the construction of a new detached garage approximately 727 square feet in size and approximately 14 feet in height. The project also includes the installation of a 20 ft by 60 ft. pool and the conversion of an accessory structure (permitted as a stable) to a pool cabana. Conversion of the accessory structure will include the demolition of approximately 52 square feet of the existing structure and the addition of approximately 99 square feet. The pool cabana will be approximately 774 square feet in size and 14 feet in height. The project proposes approximately 1,450 cubic yards of cut to be exported from the site. The project does not propose the removal of any specimen trees or native vegetation, but several cypress and fruit trees are proposed for removal. The proposed residence will continue to be served by the Montecito Water District, Montecito Fire District and a private septic system. Access to the site will continue to be taken from Romero Canyon Road. The property is a 0.96-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 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

G:\GROUP\PERMITTING\Case Files\LUP\09 Cases\09LUP-00000-00306 Case Study Properties\MBAR Memo 09BAR-00000-00109 Prelim_Final.doc