



# COUNTY OF SANTA BARBARA

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## 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: October 25, 2010  
3:00 P.M.**

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

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- 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.
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**\* 1:30 -Site Visit: Item # 2- K-Corp/Carter Single Family Dwelling- 1140 High Road**

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### 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 October 11, 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.**

**PRELIMINARY APPROVAL**

1. 10BAR-00000-00138                      Baltier/Regan Additon                      760 Romero Canyon Road  
10LUP-00000-00397                      (Brian Banks, Planner 568-3559)                      Ridgeline: N/A

Request of Thomas J. Morrison, agent for the owners, Albert Baltier & Pamela Regan, to consider Case No.10BAR-00000-00138 for **preliminary/final approval 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 a new 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. (Continued from 9/27/10)

2. 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 project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new five-foot tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall with historic merit, which will remain in place. 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, 10/11/10)

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


**CONCEPTUAL REVIEW**

3. **10BAR-00000-00150**                      **Browne Demo and New Single Family Dwelling**                      **1180 Fife Lane**  
10LUP-00000-00150                      (Brian Banks, Planner 568-3559)                      Ridgeline: N/A
- Request of Harrison Design Assoc., architect for the owners, Anthony & Gay Browne, to consider Case No. 10BAR-00000-00150 for **conceptual review of a new single family dwelling of approximately 4,900 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,168 square feet (to be demolished) an attached garage and basement to remain. The proposed project will require approximately 225 cubic yards of cut and approximately 185 cubic yards of fill. The property is a 1.63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-043, located at **1180 Fife Lane** in the Montecito area, First Supervisorial District.
4. **10BAR-00000-00148**                      **Walters Living Trust Fence & Trellis**                      **365 Hot Springs Road**  
10LUP-00000-00393                      (J. Ritterbeck, Planner 568-3509)                      Ridgeline: N/A
- Request of Jennifer Foster, agent for the owners, Christy Kolva, to consider Case No. 10BAR-00000-00148 for **conceptual review of an unpermitted fence with a garden accessory trellis of approximately 145 square feet.** The following structures currently exist on the parcel: a single family dwelling , an attached garage and a accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District.
5. **10BAR-00000-00155**                      **Gates Addition and Remodel**                      **366 Woodley Drive**  
10LUP-00000-00409                      (No planner assigned)                      Ridgeline: N/A
- Request of Peter Kavonian, architect for the owners, Bob & Mary Gates, to consider Case No. 10BAR-00000-00155 for **conceptual review of an addition to an existing two story single family dwelling of approximately 450 square feet to the first floor and 30 square feet to the second floor, and a conversion of approximately 1,230 square feet of an existing storage area to a garage .** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 4,713 square feet and the second floor being approximately 2,598 square feet with a lower level storage area of approximately 2,136 square feet. The proposed project will require approximately 44.4 cubic yards of cut and approximately 44.4 cubic yards of fill. The property is a 1.45 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-021-049, located at **366 Woodley Drive** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: October 18, 2010

RE: 10BAR-00000-00138, Regan Addition/Carport, 10LUP-00000-00397, 760  
Romero Canyon Rd., APN 155-050-033

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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.

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**PLEASE SPECIFICALLY COMMENT ON:**

The project complies with recommended FAR.

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## PROJECT DESCRIPTION:

The proposed project is for a single story addition of 388 (net) square feet, covered porch addition of 235 (net) square feet and construction of a carport of 320 square feet. The project also includes an interior remodel to the existing dwelling. Grading of 55 cu. yards cut/55 cu. yards fill is proposed. No tree removal is proposed. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Montecito Fire District. The property is a 0.90- acre parcel zoned 2-E-1 and shown as assessor parcel number 155-050-033, located at 760 Romero Canyon Road in the Montecito Planning area, First District.

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

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

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Julie Harris  
Planner III

DATE: October 25, 2010

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

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- 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**

**REVIEW** by your board.

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At the MBAR's last meeting on the project you asked whether parking is allowed within the rear setback. It is. The MLUDC prohibits parking within the front and side setbacks but not within the rear setback (Subsection 35.436.070).

**PLEASE SPECIFICALLY COMMENT ON:**

1. Overall design of the project and neighborhood compatibility.
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.

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**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 project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new five-foot tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall with historic merit, which will remain in place. 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

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