



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

SITE VISITS & STORY POLES

**Meeting Date: October 31, 2011
2:00 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
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner
Dave Mendro		

- 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 (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the

meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

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- **Site Visit & Story Poles: 12:00 pm**
 - No. # 1 - 11BAR-00000-00134 Tea Fire Bermant Single Family Dwelling 810 Coyote Road
 - No. # 9 thru 12- 11BAR-00000-00107, 00108, 00109 &00109 MPJC Ventures LLC, New Two Story Single Family Dwelling & Attached Garage.
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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 10, 2011 will be considered.
- IV. MONTECITO CONSENT AGENDA**

The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P.M.

C-1. 11BAR-00000-00104	Maxwell Addition, Remodel Driveway and Circular Motor Court	1163 Summit Road
11CDP-00000-00044	(Nicole Lieu Planner 886-8068)	Ridgeline: N/A

Request of Richard Starnes, agent/architect for the owner, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for final approval on consent of interior alterations and a remodel to convert an attached 1st floor legal nonconforming dwelling into a reconfigured 873 SF legal residential 2nd dwelling unit and 800 SF pool (cabana) house; Interior alterations to combine one legal attached nonconforming dwelling unit and an attached garage totaling 2,765 SF and an existing nonconforming 2nd floor dwelling unit of 2,784 SF into a 5,549 SF residential dwelling unit and; Construction of a new 800 SF detached garage, new pool, loggia, driveway entry with circular motor court, new entry gates and closure of the existing entry gate. One freestanding nonconforming dwelling unit of approximately 400 SF will be demolished. Following completion of the proposed project, the site would include one main residence, a residential 2nd dwelling unit and one 800 SF pool house. A pair of historic exterior gateposts would remain in place. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-038, located at **1163 Summit Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 7/25/11, 8/8/11, 8/29/11, 10/10/11)

- 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 2:00 P. M.

TEA FIRE

1. **08TEA-00000-00045**
11BAR-00000-00134 **Tea Fire Bermant New Single Family Dwelling** **810 Coyote Road**
11LUP-00000-00312 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Brian Poliquin, architect for the owner, Andrew Bermant, to consider Case No. 11BAR-00000-00134 for **further conceptual review of a two story single family dwelling, with the first floor being approximately 1,685 square feet, the second floor being approximately 1,364 square feet, an attached garage of approximately 650 square feet (gross), and a swimming pool.** There are no structures currently on the property. The proposed project will require approximately 370 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-0700-028, located at **810 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 8/29/11, 9/19/11)

PRELIMINARY APPROVAL

2. **11BAR-00000-00049** **Landfried Two Story Addition** **822 Chelham Way**
11LUP-00000-00165 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of John & Ilze Landfried, architect & owners, to consider Case No. 11BAR-00000-00049 for **preliminary/final approval of an addition to a story single family dwelling, with the first floor addition being approximately 4 square feet, and the second story addition being approximately 346 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 1,878 square feet, with the first floor being approximately 691 square feet (one square foot to be demolished) the second story being approximately 1187 square feet. The proposed project will not require grading. The property is a 0.22 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-005, located at **822 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 4/25/11, 6/20/11, 9/19/11)

3. **10BAR-00000-00208** **Sheldon New Two Story Single Family Dwelling & Garage Remodel** **1530 Miramar Beach Drive**
11CDH-00000-00002 (J. Ritterbeck, 568-3509) Ridgeline: N/A

Request of AB Design Studio, architect for the owners, Michael & Nancy Sheldon, to consider Case No. 10BAR-00000-00208 for **preliminary approval of a new two story single family dwelling with the first floor being approximately 1,622 square feet, the second story being approximately 1604 square feet and a remodel of an existing detached garage of approximately 413 square feet and new deck areas of approximately 1,362 square feet total.** The following structures currently exist on the parcel: a two story single family home of approximately 1,178 total square feet, to be demolished, and a detached garage of approximately 413 square feet to remain and be remodeled. The proposed project will require approximately 265 cubic yards of cut and approximately 11 cubic yards of fill or will not require grading. The property is a .10 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-018, located at **1530 Miramar Beach Drive** in the Montecito area, First Supervisorial District. (Continued from 1/24/11)

4. **11BAR-00000-00101** **Creighton New Single Family Dwelling Pool and Cabana** **789 Rockbridge Road**
11LUP-00000-00238 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Mary Jane Creighton, to consider Case No. 11BAR-00000-00101 for **preliminary approval of a new single family dwelling of approximately 3,808 square feet, an attached garage of approximately 831 square feet a covered loggia of approximately 161 square feet, a pool cabana of approximately 365 square feet and an accessory structure of approximately 365 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill or will not require grading. The property is a 1.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel

Number 011-080-002, located at **789 Rockbridge Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 8/8/11, 8/29/11)

CONCEPTUAL REVIEW

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|-----------|--------------------------|--|---------------------|
| 5. | 10BAR-00000-00102 | Offutt Addition/Remodel, Cabana | 245 Oak Road |
| | 10LUP-00000-00233 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Sophie Calvin, agent for the owner, John Offutt, to consider Case No. 10BAR-00000-00100 for **further conceptual/preliminary approval of a first floor addition of approximately 444 square feet, a second floor addition of approximately 631 square feet and to reconvert existing garage from habitable space back to a two car garage of approximately 509 square feet, a cabana of approximately 543 square feet with a covered porch & trellis, a second floor roof deck of approximately 180 square feet, new pool and landscaping. Also proposed are window replacements and interior remodel.** The following structures currently exist on the parcel: a single family residence of approximately 1,972 square feet, an attached carport of approximately 339 square feet. The proposed project will not require grading. The property is a .27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-122-012, located at **245 Oak Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/11, 3/28/11)

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| 6. | 11BAR-00000-00161 | Case Study Addition/Exterior Change | 628 Romero Canyon Road |
| | 11LUP-00000-00377 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 11BAR-00000-00161 for **conceptual, preliminary/final approval of a single story addition of approximately 60 square feet to the existing residence, exterior change to a portion of the dwelling from board & batten to stone veneer, cabana siding change from board & batten to vertical channel, new windows, & new clerestory windows.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,320 square feet, a detached garage of approximately 400 square feet and a detached accessory structure of approximately 641 square feet. 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.

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| 7. | 08BAR-00000-00273 | Prescott New Residence
and Cabana | 1496 E. Mountain Drive |
| | 10LUP-00000-00109 | (Allen Bell, Planner 568-2033) | Ridgeline: Yes |

Request of Jeremy Roberts, agent for the owner, John K. Percy, to consider Case No. 08BAR-00000-00273 for **further conceptual review/preliminary approval of a two-story single-family residence of approximately 7,184 square feet, attached garage of approximately 775 square feet, attached cabana of approximately 460 square feet, pool of approximately 550 square feet, and driveway of approximately 1,100 linear feet.** (Statistics are gross area.) No structures currently exist on the parcel. The proposed residence and driveway will require approximately 6,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 4.17-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-060-044, located at 1496 E. Mountain Drive in the Montecito area, First Supervisorial District. (Owner has a pending Lot Line Adjustment to reduce the size of the parcel from 4.17 to 3.15 acres, Case No. 09LLA-00000-00011.) (Continued from 1/23/09, 9/27/10, 9/19/11)

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

8. **11BAR-00000-00149** **Sorrell Remodel, Demo & Addition** **1970 East Valley Road**
11LUP-00000-00368 (Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A
- Request of Tom Smith, architect for the owner, Jon R. Sorrell, to consider Case No. 11BAR-00000-00149 for **further conceptual of an addition to an already existing single family dwelling of approximately 558 square feet and the demolition of 940 square feet of the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,312 square feet and a detached garage. The proposed project will not require grading. The property is a 1.3 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-024, located at **1970 East Valley Road** in the Montecito area, First Supervisorial District.(Continued from 10/10/11)
9. **11BAR-00000-00107** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #1 **1395 Danielson Road**
11CDH-00000-00035 (Jim Heaton, Planner 884-8035) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00107 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,555 square feet and the second floor being 945 approximately square feet and an attached garage of approximately 420 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.247acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1395 Danielson Road** in the Montecito area, First Supervisorial District.(Continued from 7/11/11)
10. **11BAR-00000-00108** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #2 **1385 Danielson Road**
11CDH-00000-00036 (Jim Heaton, Planner 884-8035) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00108 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,470 square feet and the second floor being 1,030 approximately square feet and an attached garage of approximately 483 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.246 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1385 Danielson Road** in the Montecito area, First Supervisorial District.(Continued from 7/11/11)
11. **11BAR-00000-00109** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #3 **1387 Danielson Road**
11CDH-00000-00037 (Jim Heaton, Planner 884-8035) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00109 for a **conceptual review of a new two story single family dwelling of approximately 2,500 square feet, with the first floor being approximately 2,081 square feet and the second floor being 419 approximately square feet and an attached garage of approximately 700 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.260 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1387 Danielson Road** in the Montecito area, First Supervisorial District.(Continued from 7/11/11)

- MPJC Ventures LLC New Two Story**
12. 11BAR-00000-00110 Single Family Dwelling and Attached Garage Lot #4 1393 Danielson Road
11CDH-00000-00038 (Jim Heaton, Planner 884-8035) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00110 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,919 square feet and the second floor being 581 approximately square feet and an attached garage of approximately 527 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.247acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1393 Danielson Road** in the Montecito area, First Supervisorial District.(Continued from 7/11/11)

13. 11BAR-00000-00165 Spencer Addition, New Cabana, Pool & Spa 593 Picacho Lane
11LUP-00000-00402 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Wade Davis, architect for the owners, Steven & Margaret Spencer, to consider Case No. 11BAR-00000-00165 for **conceptual review of an addition to the existing single family residence of approximately 80 square feet, a new cabana, pool & spa of approximately 797 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,989 square feet, an attached garage of 538 square feet and an accessory structure of approximately 106 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-023, located at **593 Picacho Lane** in the Montecito area, First Supervisorial District.

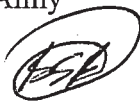
- Dunn Demo, New Two Story**
14. 11BAR-00000-00164 SFD and Attached Garage 155 Santo Tomas
11CDP-00000-00070 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Douglas Beard, architect for the owners, James & Ronda Dunn, to consider Case No. 11BAR-00000-00164 for a **conceptual review of a new two story single family dwelling, with the first floor being approximately 2,428 square feet, the second floor being approximately 673 square feet and an attached garage of approximately 611 square feet.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,627 square feet, an attached garage of approximately 374 square feet, all to be demolished. The proposed project will not require grading. The property is a .35 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-181-007, located at **155 Santo Tomas** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: October 26, 2011

RE: 11BAR-00000-00134, Tea Fire/Bermant New SFD, Garage and Pool, 11LUP-00000-00312, 810 Coyote Rd, APN 013-070-028

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Responses to questions from 8/29 MBAR Meeting

- Regarding existing topography: 1995 Survey and permit history topography from 2002 shows the destroyed dwelling located at 549 ft. elevation, proposed finished floor is 548.5 ft.
- Regarding color choices:
Montecito Hillside Guidelines & Development Guidelines Standards Sec. IV.C.11 states: "*Building materials and color schemes of structures, walls and roofs shall blend with predominant colors and values of the surrounding natural landscape.*"

PROJECT DESCRIPTION:

The project is for a Land Use Permit to construct a new two-story dwelling of 3,110 (net) square feet and an attached garage of 650 square feet to replace a single-story dwelling and garage destroyed by the Tea Fire. The height of the proposed dwelling shall be 24 feet. The project includes a new swimming pool and new landscape and patio areas. Grading of 370 cu. yards cut / 200 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. Access will continue to be provided via a private driveway off Coyote Road. The property is a 1.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-028, located at 810 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

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11BAR-00000-00134 Conceptual.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
FROM: J. Ritterbeck, Planner
DATE: October 31, 2011
RE: 11BAR-00000-00049 Landfried Addition and Parking/Storage Structure
822 Chelham Way APN 013-111-005 [11LUP-00000-00165]

Preliminary review indicates that the project would comply with the all zoning requirements for the 7-R-1 zone district and may be 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 and FINAL APPROVAL
by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Applicant has worked with P&D and appears to have addressed all zoning concerns and issues.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new approximately 350 [net] square foot addition to the existing 1,878 [net] square foot single family dwelling and a new parking area with approximately 170 sq. ft. of storage below. The proposed project would require less than 50 cubic yards of grading and one landscape tree would be removed as a part of the project. The parcel would 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 Chelham Way. The property is a 0.22-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-005, located at 822 Chelham Way 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)
David Villalobos
Applicant/Agent
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: October 20, 2011

RE: 11BAR-00000-00149/11LUP-00000-00368, Sorrell Additions, 1970 East Valley 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:

FURTHER CONCEPTUAL
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The 1.3 acre site has a maximum recommended Floor Area Ratio (FAR) of 5,210 square feet [4,300 + (1700 x .3)]. The project will reduce the size of the dwelling to 3,054 square feet with an attached garage of approximately 557 square feet.

The proposed entry walls and entry gate exceed six feet in height and therefore are included in the project description for approval under the Land Use Permit application.

PROJECT DESCRIPTION:

The proposed project is for the demolition of portions of the existing single family dwelling (approximately 940 square feet) and the addition of approximately 558 square feet of new habitable space to the one-story residence. The project includes improvements to the exterior façade of the structure, window and door changes and reconfiguration of the roof. The maximum height of the structure (17.5 feet) will not be increased. Onsite activities include demolition of the existing entry walls and gates and the pool. New entry walls, an entry gate, motor court area and a patio are also proposed. The walls located outside the required setbacks will be eight feet in height and the entry gate and columns will have a maximum height of 10 feet. The façade improvements, demolition and flatwork activities are exempt from zoning permit requirements. Those portions of the new entry walls located within the required front yard setback will be six feet in height. The project will not require the removal of any native vegetation or trees. Access to the site will continue to be taken from an existing driveway off Eat Valley Road. The site will continue to be served 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.**

c: Case file

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: J. Ritterbeck, Planner

DATE: October 31, 2011

RE: Sheldon SFD Demo/Rebuild & Garage Alteration, 1530 Miramar Beach
Case Nos.: 11CDH-00000-00002 & 11VAR-00000-00001
AP Nos.: 009-345-018 & -020

Preliminary review indicates that the project complies with the all zoning requirements for the 7-R-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.

PLEASE SPECIFICALLY COMMENT ON:

- Project was approved by the MPC on 08/24/2011
-

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit (w/Hearing) to allow demolition of an existing 1,178 sq. ft. 1-story single-family dwelling and the construction of a new 3,226 sq. ft. 2-story single-family dwelling. Also proposed is the structural alteration of an existing 413 sq. ft. nonconforming garage to change the pitched roof to a flat roof. The project also involves a Variance request to the required front setback reducing the 50-foot setback from road centerline to 21 feet and the 20-foot setback from edge of right-of-way to 3'-6". The reduced front setback would bring the garage into conformance with setback standards and would allow structural alterations to occur to the structure and provide for the required 2 covered parking spaces. The Variance would also eliminate the western side setback of 5'-8" to allow the construction of a deck up to the property line and accommodate the northwest corner of the SFD and the western side of the garage that would both otherwise extend approximately 2-feet into the side setback.

Grading would include 265 cubic yards of cut and 11 cubic yards of fill. One pine tree is proposed for removal as a part of this project. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Department. Access will continue to be provided off of Miramar Beach Drive. The subject property is 8,747 sq. ft. in size and is comprised of a total of three legal lots with two Assessor's Parcel Numbers: 009-345-018 and 009-345-020, and will be subject to a Voluntary Lot Merger as part of this project. The site is zoned 7-R-1 and is located at 1530 Miramar Beach Drive 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 Land Use 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: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: October 25, 2011

RE: 11BAR-00000-00101/11LUP-00000-00238, 789 Rockbridge Road, Creighton Dwelling & Accessory Structures

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
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project site has a recommended maximum Floor Area Ratio (FAR) of 5,541 square feet [4,300 + (1,700 x .73)]. The floor area of the residence is proposed to be approximately 4,102 square feet in size [4,039 + 63 (additional square footage from attached garage)] approximately 1,439 square feet less than the maximum recommended FAR.

PROJECT DESCRIPTION: The proposed project is for a one-story single family dwelling with an attached three-car garage, a pool, pool cabana and workshop. The dwelling will be approximately 4,039 square feet (net) in size with 863 square foot attached three-car garage.

A below grade storage structure approximately 270 square feet (net) in size is proposed on the westernmost portion of the proposed dwelling. A roofed pool equipment shelter is proposed immediately south of the attached garage. The maximum height of the dwelling will be 19 feet, four inches (measured from existing grade). The pool cabana and workshop will each be 357 square feet (net) in size with a maximum height of 11 feet 3 inches and 12 feet three inches, respectively (measured from existing grade). The development requires approximately 750 cubic yards of cut and 750 cubic yards of fill. No native vegetation or trees will be removed to allow for construction onsite. Historic hardscape features on-site would be preserved. The parcel will be served by the Montecito Water District and a private septic system. Access will be provided off of Rockbridge 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.**

c: Case File

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: October 24, 2011

RE: 10BAR-00000-00102, Offutt Addition/Remodel/Cabana, 10LUP-00000-00233,
245 Oak Road, APN 009-122-012

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
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Height
- Landscaping/Screening
- Cabana size & location

Note: The project is 55 sq. ft. (2%) above recommended FAR of 2475sq. ft. The proposed variable rear yard setback is allowed per MLUDC Sec. 35.430.150C.3.d.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow a first floor addition of 444 sq. ft. (net), second floor addition of 631 sq. ft. (net), second floor roof deck of 180 sq. ft., reconversion of the existing 509 sq. ft. (net) garage from habitable space back to a two car attached garage, new entry trellis of 63 sq. ft., new cabana of 543 sq. ft. (net) with covered porch of 28 sq. ft. and trellis of 164 sq. ft., new swimming pool and spa, and new landscaping and patio areas. The overall height of the dwelling shall be 24 feet, 5 inches. The project includes window replacements, an interior remodel, and demolition of an unpermitted carport. Less than 50 cubic yards of grading is proposed. Relocation of one 10" diameter magnolia tree is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. Access to the parcel will continue to be provided directly from Oak Road. The property is a 0.27-acre parcel zoned 2-E-1 and shown as Assessor Parcel Number 009-122-012, located at 245 Oak 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

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks, Planner 

DATE: October 24, 2011

RE: 11BAR-00000-00161, Case Study Properties Addition & Exterior Changes,
11LUP-00000-00377, 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:

CONCEPTUAL/PRELIMINARY/FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Notes:

- The project is currently under construction and previously reviewed under MBAR cases 09BAR-00000-00109, 10BAR-00000-00019, and 10BAR-00000-00111.
 - The project (including proposed addition) is 681 sq. ft. (16%) below recommended FAR of 4,225 sq. ft.
-

PROJECT DESCRIPTION:

The proposed project is for a single story addition of 60 sq. ft. to the existing residence, an exterior change to a portion of the dwelling from board & batten to stone veneer, cabana siding change from board & batten to vertical channel, new windows, and new clerestory windows. No grading or tree removal and no landscape changes are proposed. The

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Nicole Lieu, Planner

DATE: October 25, 2011

RE: Maxwell Remodel, 11BAR-00000-000104, 11CDP-00000-00044
1167 Summit Road, APN: 009-162-038

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 Coastal 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.

PROJECT DESCRIPTION:

The proposed project is for final approval on consent of interior alterations and a remodel to convert an attached 1st floor legal nonconforming dwelling into a reconfigured 873 SF legal residential 2nd dwelling unit and 800 SF pool (cabana) house; Interior alterations to combine one legal attached nonconforming dwelling unit and an attached garage totaling 2,765 SF and an existing nonconforming 2nd floor dwelling unit of 2,784 SF into a 5,549 SF

residential dwelling unit and; Construction of a new 800 SF detached garage, new pool, loggia, driveway entry with circular motor court, new entry gates and closure of the existing entry gate. One freestanding nonconforming dwelling unit of approximately 400 SF will be demolished. Following completion of the proposed project, the site would include one main residence, a residential 2nd dwelling unit and 800 SF pool house. A pair of historic exterior gateposts would remain in place. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill.

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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