



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: November 3, 2008
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
Raymond Ketznel	Sharon Foster	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

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

Revision: Item #C-1- Wilson Revisions (08BAR-00000-00128) has been added the Consent Agenda.

Revision: Item #3- Deansgrange Trust Demo/new SFD, Tennis Court and Grading/Tree Removal (08BAR-00000-00014) - change to project description.

Revision: Item #4- Deansgrange Trust/Demo Lot Merger New SFD/Workshop Cabana, Pool Pond and Grading (08BAR-00000-00015) - change to project description.

Revision: Item #5- Deansgrange Trust New SFD/Demo (08BAR-00000-00016) - change to project description.

Revision: Item #11- Bessolo SFD Addition, Pergola & Garage (08BAR-00000-00017) - change in project description from cabana to pergola.

Revision: Item #12- Lombard Single Family Dwelling, Attached Garage and Cabana (08BAR-00000-00084) has been added the Standard Agenda.

Site Visits - 1:30 P.M.

View Story Poles for Item No. 1–Clay Single Family Dwelling Addition, 1431 East Mountain Drive

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 20, 2008 will be considered.
- IV. MONTECITO CONSENT AGENDA**

- C-1. 08BAR-00000-00128** **Wilson Addition, Remodel, Cabana,**
Pool Trellis, Front Entry Roof and Trellis **665 San Ysidro Road**
08LUP-00001-00259 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Tony Wilson, to consider Case No. 08BAR-00000-00128 for **revised final approval on consent of a change from the approved plaster to shiplap siding, and a change in the approved colors.** The following structure currently exists on the parcel: residence of approximately 3,416 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-008, located at **665 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/08 and 6/30/08)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

STANDARD AGENDA:

<p style="text-align: center;">The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</p>

FINAL APPROVAL

- 1. 08BAR-00000-00175** **Clay Single Family**
Dwelling Addition **1431 East Mountain Drive**
08LUP-00000-515 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Walt and Lynne Clay, to consider Case No. 08BAR-00000-00175 for **preliminary/ final approval of a second story master bedroom and bath addition of approximately 490 square feet, new second story trellis of 132 square feet and an interior remodel.** The following structures currently exist on the parcel: two-story residence of approximately 4,585 square feet and an attached garage of approximately 471 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/11/08, 9/22/08)

2. **08BAR-00000-00208** **FAEC Holdings 401709, LLC** **222 Butterfly Lane**
Addition and Garage
08CDP-00000-0059 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, FAEC Holdings 401709, LLC., to consider Case No. 08BAR-00000-00208 for **final approval of a 1,459 square foot residential addition, garage of 653 square feet and a new finished basement of 632 square feet.** The following structure currently exists on the parcel: residence of approximately 2,372 square feet. The proposed project will approximately 350 cubic yards of cut and approximately 617 cubic yards of fill. The property is a 0.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-084, located at **222 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 09/08/08, 10/20/08)

PRELIMINARY APPROVAL

3. **08BAR-00000-00014** **Deansgrange Trust Demo/ New SFD,** **592 Picacho Lane**
Tennis Court and Grading/Tree Removal
08LUP-00000-00189 (J. Ritterbeck, Planner, 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00014 for **preliminary approval of the demolition of an existing 1,846 single-family dwelling, 1,930 square foot barn and 270 square foot shed, and the construction of a new 3,499 square foot single-family dwelling with a new 728 square foot attached 2-car garage and construction of a new tennis court.** The following structures currently exist on the parcel: residence of approximately 1,846 square feet and a barn of approximately 1,930 square feet, and shed of 530 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 2,000 cubic yards of fill. A total of 5 trees are proposed for removal (1 oaks, 2 peppers, 2 sycamores). The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/08, 7/28/08)

4. **08BAR-00000-00015** **Deansgrange Trust Demo** **588 Picacho Lane**
Lot Merger New SFD/Workshop
Cabana, Pool, Pond and Grading
08LUP-00000-00368 (J. Ritterbeck, Planner, 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00015 for **preliminary approval of the demolition of an existing 4,800 single family dwelling with an attached 873 square foot garage and demolition of an existing 885 square foot shed, and the construction of a new 8,180 square foot 2-story single family dwelling with a 990 square foot basement and a 748 square foot 3-car attached garage, and construction of a new pool and new 800 square foot cabaña with an attached 190 square foot covered loggia and two detached covered loggias each 345 square feet in size, and construction of a new 946 square foot detached workshop/gym/front entry structure (must be reduced to 800 square feet)** The following structures currently exist on the parcel: residence of approximately 4,800 square feet (to be demolished), a garage of approximately 873 square feet and a swimming pool. The proposed project will require approximately 4,730 cubic yards of cut and approximately 1,550 cubic yards of fill. The property is a 2.42 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-140-028, 011-140-030 & 011-140-032 (to be merged), located at **588 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued 3/24/08)

5. **08BAR-00000-00016** **Deansgrange Trust** **588 Picacho Lane**
New SFD/Demo
08LUP-00000-00016 (J. Ritterbeck, Planner, 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00016 for **preliminary approval of the demolition of an existing 592 square foot cottage, 588 square foot barn and a 140 square foot gazebo and construction of a new 2,872 square foot single family dwelling and 517 square foot detached 2-car garage.** The following structure currently exists on the parcel: cottage of approximately 592 square feet, gazebo of approximately 150 square feet. The proposed project will require approximately 1,000 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-029, located at **588 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued 3/24/08)

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

CONCEPTUAL REVIEW

6. **08BAR-00000-00240** **Hill Demo/New Single Family Dwelling** **640 Cowles Road**
(No Planner Assigned) Ridgeline: Urban

Request of Ken Nagahara, architect for the owner, Earl Hill, to consider Case No. 08BAR-00000-00240 for **conceptual review of a new residence of approximately 4,454 square feet and an approximately 711 square foot attached garage.** The following structures currently exist on the parcel: a residence of approximately 2000 square feet with an attached garage of approximately 500 square feet (all will be demolished). The proposed project will require approximately 1,150 cubic yards of cut and approximately 800 cubic yards of fill. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District.

7. **08BAR-00000-00239** **Cooper New Residence** **354 East Mountain Drive**
With Attached Garage and Cabana
(No Planner Assigned) Ridgeline: Rural

Request of Ken Radtkey, architect for the owners, Kent and Sophie Cooper, to consider Case No. 08BAR-00000-00239 for **conceptual review of a new residence of approximately 2,440 Square feet with attached garage of approximately 502 square feet, and cabana of approximately 506 square feet.** The following structure currently exists on the parcel: an 800 square foot residence to be converted into a guesthouse. The proposed project will require approximately 630 cubic yards of cut and approximately 120 cubic yards of fill. The property is a 3.028 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-033, located at 354 East Mountain Drive in the Montecito area, First Supervisorial.

8. **08BAR-00000-00183** **Topper SFD Addition and** **171 Butterfly Lane**
New Cabana and Pool
08CDP-00000-000131 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A


Request of Tom Smith, architect for the owner, Alexia Topper, to consider Case No. 08BAR-00000-00183 for **further conceptual review of a new cabana of approximately 376 square feet, a new pool and a new 2,177 square foot SFD addition.** The following structures currently exist on the parcel: residence of approximately 2,187 square feet and an accessory building of approximately 159 square feet. The proposed project will not require grading. The

approximately 425 square feet and with a trellis of approximately 658 square feet. Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import. No trees will be removed as part of this project. The parcel will be served by the Montecito Water District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Ashely Road. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. **(Continued from 5/19/08, 8/25/08, 10/20/08)**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Julie Harris 
Planner III

DATE: November 3, 2008

RE: 08BAR-00000-00017 Bessolo SFD Addition, Garage & Pergola
Case No. 08LUP-00000-00369, 2040 Birnam Wood Drive, APN 007-520-004

Preliminary review indicates that the project is likely to comply with the all requirements of the 2-E-1 zone subject to certain conditions but review has not been completed.

- 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.

PLEASE SPECIFICALLY COMMENT ON:

The project has been redesigned since your Board initially reviewed it on February 25, 2008 due to the discovery of a building envelope on the site which limits the footprint for the construction of new buildings but not other structures such as site walls and pergola. Therefore the project has been redesigned to fit within these constraints.

- Architecture and site walls.
- Landscape design in including a determination as to whether the landscaping meets your Board's previous comment to "soften design with buffering and additional trees." In addition, the preliminary landscape plan includes an extensive underground drainage

system. Any comments that would assist the applicant with a landscape design that incorporates more surface drainage with allowances for natural infiltration would be appreciate.

- Proposed lighting shown on landscape plan. The applicant has been informed that up-lighting of trees, in particular native trees is inappropriate in residential areas, and has been asked to reduce exterior lighting to minimize excessive lighting to comply with Montecito Community Plan Policy LU-M-2.2 “to maintain the semi-rural, residential character of the community.”

PROJECT DESCRIPTION:

The proposed project is for an approximately 965 square foot addition to an existing residence, an approximately 262 square foot garage addition and an approximately 295 square foot pergola over a 385 square foot pad, with outdoor fireplace. Approximately 230 square feet of the existing garage will be demolished. The following structures currently exist on the parcel: residence of approximately 4,089 square feet with an attached garage of approximately 648 square feet. The proposed project will require approximately 100 cubic yards of cut and 175 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)
Sharon Foster
Doug Lindfors, Choate Associates
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Eric Gage

DATE: November 3, 2008

RE: Case No. 08BAR-00000-00153, Devan SFD Addition
Case No. 08CDP-00000-00175

Preliminary review indicates that the project complies with the all requirements of the 20-R-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.

PLEASE SPECIFICALLY COMMENT ON:

Portions of the residence and accessory structures encroach into the side setback. Application of a variable setback would allow the family room to encroach into the side setback up to five feet from the property line if the windows in the family room were fixed and could not be opened. The outdoor fireplace is regarded as an accessory structure and may not be located within the side setback. The outdoor fireplace must be removed from the side setback area or enclosed with walls.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow demolition of a 50 square foot shed and construction of a first-story addition of 339 square feet and a second-story addition of 270 square feet. Grading will include 20 cubic yards of cut and 20 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Ramona Lane. The property is a 0.29-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-009, located at 1568 Ramona Lane 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: November 3, 2008

RE: **08BAR-00000-00014; P&D Case No. 08LUP-00000-00189**
Deansgrange Guesthouse and Barn Demolition and New SFD, Garage, Tennis Court and Grading, 592 Picacho Lane, Montecito, APN 011-140-031

Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY

APPROVAL by your board.

PLANNER COMMENTS:

- 18" Oak to be removed for construction of the proposed Tennis Court. Landscape/Restoration Plan will need to show mitigation at a 10:1 ratio if the Tennis Court is approved as a part of this project.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of an existing 1,846 single-family dwelling, 1,930 sq. ft barn and 270 sq. ft. shed, and the construction of a new 3,499 sq. ft. single-family dwelling with a new 728 sq. ft attached 2-car garage and construction of a new tennis court. Grading will include 225 cubic yards of cut and 2,000 cubic yards of fill. A total of 5 trees are proposed for removal (1 oak, 2 pines and 2 sycamores). The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of a private easement from Picacho Lane. The property is a 1.02-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at 592 Picacho Lane 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: June Pujo

FROM: J. Ritterbeck, Planner

DATE: November 3, 2008

RE: **08BAR-00000-00015; P&D Case No. 08LUP-00000-00368**
Deansgrange SFD Demo/Rebuild, New Workshop, Cabaña, Pond, Pool and Grading
588 Picacho Lane, Montecito, APNs. 011-140-028, -030 & -032

Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY APPROVAL by your board.

PLANNER COMMENTS:

- **Max. Recommended Floor Area for a SFD on a 2.45-acre parcel is 6,765 sq. ft.; a 8,180 sq. ft. SFD is proposed (approx. 21% above).**
 - **Significant quantities of grading for both SFD and accessory structures/landscaping (including pond, pool, cabaña and flower garden).**
 - **Currently workshop/gym is proposed to be 946 sq. ft. Max. size permissible is 800 sq. ft.**
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of an existing 4,800 SFD with an attached 873 sq. ft garage and demolition of an existing 885 sq. ft. shed, and the construction of a new 8,180 sq. ft. 2-story SFD with a 990 sq. ft. basement and a 748 sq. ft 3-car attached garage, and construction of a new pool and new 800 sq. ft. cabaña with an attached 190 sq. ft. covered loggia and two detached covered loggias each 345 sq. ft. in size, and construction of a new 946 sq. ft. detached workshop/gym/front entry structure.* Grading will include 4,730 cubic yards of cut and 1,550 cubic yards of fill, with 2,105 cubic yards of export (includes 640 cy of cut for a new pond). A total of 3 trees will be removed or relocated. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of a private easement from Picacho Lane. The subject Assessor's Parcel Numbers 011-140-028, -030 & -032 will also be voluntarily merged into a single 2.45-acre parcel zoned 3-E-1. The site is located at 588 Picacho Lane in the Montecito Community Plan Area, First Supervisorial District.

* *Workshop/Gym/Entry accessory structure must be reduced to 800 sq. ft.*

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

Final approval of the Land Use Permit is subject to my review.

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: November 3, 2008

RE: **08BAR-00000-00016; P&D Case No. 08LUP-00000-00190
Deansgrange Cottage and Shed Demolition and New SFD, Garage and Grading
588 Picacho Lane, Montecito, APN 011-140-029**

Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY

APPROVAL by your board.

PLANNER COMMENTS:

- 3 Specimen Redwoods are proposed to be removed for construction of the detached garage. Landscape/Restoration Plan will need to show mitigation or relocation if the Garage is approved as a part of this project.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of an existing 592 sq. ft. cottage sq. ft. barn and a 140 sq. ft. gazebo and construction of a new 2,872 sq. ft. SFD and 517 sq. ft. detached 2-car garage. Grading will include 1,000 cubic yards of cut and 300 cubic yards of fill. A total of 3 redwood trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of a private easement from Picacho Lane. The property is a 1.02-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-029, located at 588 Picacho Lane 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: June Pujo

FROM: J. Ritterbeck, Planner

DATE: November 3, 2008

RE: 08BAR-00000-00183, Topper New SFD Additions, Garage, Cabaña, Pool & Spa
Case No. 08CDP-00000-00131, 171 Butterfly Ln, Montecito, APN 009-161-009

Preliminary review indicates that the project may not comply with the all zoning requirements for the 2-E-1 zone district and may not be compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan.

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

This project may proceed for:

FURTHER CONCEPTUAL

REVIEW by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Neighborhood Compatibility of 2nd story addition to SFD
 - Proposed flatwork, uses and development within mapped ESH-Butterfly Habitat is not consistent with ESH protection policies within the Comprehensive Plan.
-

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow the follow development: 1) demolition of the unpermitted 272 sq. ft. addition to an existing 176 sq. ft. garden shed, 2) legalize the previous unpermitted conversion of the attached garage to 475 sq. ft. of habitable space, 3) construction of 1,068 sq. ft. of new first floor additions to the existing SFD, 4) construction of 1,109 sq. ft. of new second floor additions to the existing SFD, 5) construction of a new 427 sq. ft. attached 2-car garage, 6) construction of a new 376 sq. ft. cabaña. Grading will be less than 50 cubic yards of cut and fill, and only one citrus tree will be removed as a component of this project*. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Butterfly Lane. The property is a 1.08-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-161-009, located at 171 Butterfly Lane 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 Coastal Development Permit is subject to my review.

cc: Case File (to J. Ritterbeck, Planner)
David Villalobos
Applicant/Agent
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks 

DATE: October 30, 2008

RE: Revised Final 08BAR-00000-00128 Wilson Addition/Cabana/Pool

Preliminary review indicates that the project complies with the all zoning requirements for the zone district 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"/> | CONCEPTUAL/PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL on CONSENT |
| <input checked="" type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Proposed change from approved plaster to shiplap siding, change in approved colors.

PROJECT DESCRIPTION:

The proposed project consists of an addition of 933 square feet, a new 374 square foot cabana with 260 square foot porch, demolition of the existing pool, a new pool with spa, a new 690 square foot trellis, new covered entry of 125 square feet, and a new outdoor BBQ/counter. Also proposed is the demolition of the existing carport and storage shed. The proposed development is located within a previously developed area within the Environmentally Sensitive Habitat Buffer. Less than 50 cubic yards of grading is proposed (footings only). One Magnolia tree is proposed to be removed. No Oak trees or vegetation removal is proposed. Access will continue to be provided from San Ysidro Road. Two covered parking spaces and one uncovered parking space outside of setbacks will be provided. The property is a 1.00-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-008, located at 665 San Ysidro 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 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: June Pujo

FROM: J. Ritterbeck, Planner

DATE: November 3, 2008

RE: **08BAR-00000-00084 Lombard New SFD, Pool, Cabaña & Grading
819 Ashley Road, Montecito
Case No. 08LUP-00000-00184, APN 022-040-042**

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

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

This project may proceed for:

PRELIMINARY

Approval by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Numerous neighbor comments pertaining to Neighborhood Compatibility and Size-Bulk-Scale.
 - Biological Report addresses the proposed development with Mapped ESH – Riparian Corridor – Oak Woodland.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new 5,506 sq. ft. 2-story single-family dwelling with a new 587 sq. ft. attached 2-car garage and a 1,778 sq. ft. basement, and construction of a new 425 sq. ft. cabaña with an attached 658 sq. ft. trellis. Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import. No trees will be removed as a part of this project. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Ashley Road. The property is a 1.91-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-042, located at 819 Ashley 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)
David Villalobos
Applicant/Agent
Montecito Association