



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: November 9, 2009
3:00 P.M.**

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzell	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Peter Edwards		

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

Site Visit: 1:00 P.M.

**View Story Poles for Item No. 1- Tea Fire Stamos Two Story Single Family Residence, 209 East Mountain Drive.
View Story Poles for Item No. 4- Hannaford SFD Demo/Rebuild, 970 Lilac 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 26, 2009 will be considered.

IV. MONTECITO CONSENT AGENDA

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

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

Request of James Zimmerman, architect for the owners, Isabel and Sean McCue, to consider Case No. 09BAR-00000-00111 for **final approval on consent of an approximately 1,059 square foot first and second story addition to an existing single story dwelling consisting of the rebuild of an approximately 450 square foot studio destroyed by the Tea Fire, a new approximately 300 square foot first floor study with covered patio, new 317 square foot second floor master bedroom and new 529 square foot detached garage.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,316 square feet and an accessory structure of approximately 21 square feet (to be demolished) The proposed project will not require grading. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-034, located at **820 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 7/27/09, 10/12/09, 10/26/09)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

STANDARD AGENDA:

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

1. **09BAR-00000-00139** **Tea Fire- Stamos**
Two Story New Single Family Residence **209 East Mountain Drive**
(Nicole Mashore, Planner 884-8068) (Noel Langle, Case Manager 568-2067) Ridgeline: N/A

Request of Benjamin Lucas, architect for the owners, Greg & Dale Stamos, to consider Case No. 09BAR-00000-00139 for **conceptual review of a two story new single family residence and attached carport of approximately 2,602 square feet (with the first floor being approximately 1,422 square feet, the second floor being approximately 1,180 square feet) with the carport being approximately 432 square feet. All former structures destroyed in the fire.** The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at **209 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/14/09)

2. **Aptaker Addition Conversion and Remodel, New Garage,**
08BAR-00000-00254 New Gate and Wall and Water Fountain 671 Buena Vista Ave.
09RVP-00000-00095 (Lisa Martin, Planner, 568-2032) Ridgeline: Urban

Request of Jeff Shelton, architect for the owners, Pat and Evan Aptaker, to consider Case No. 08BAR-00000-00254 for **revised final approval of a first floor addition of approximately 498 square feet, a second story addition of approximately 88 square feet, conversion of the existing approximately 736 square foot garage to a habitable space, and a new approximately 456 square +foot attached garage, as well as changes to the existing driveway, parking and patio areas, new entry gates and miscellaneous hardscape and landscape changes.** The following structures currently exist on the parcel: A single story residence of approximately 2,572 square feet and a garage of approximately 736 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-014, located at **671 Buena Vista Ave.** in the Montecito area, First Supervisorial District. (Continued from 12/15/08, 1/26/09, 2/9/09)

3. **09BAR-00000-00109 Case Study Properties 628 Romero Canyon Road**
09LUP-00000-00306 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Robert Irvine, agent for the owner, William Hefner, to consider Case No. 09BAR-00000-00109 for **final approval of a remodel and addition of approximately 2,471 square feet to the existing single family dwelling, a remodel/change of use and addition of approximately 99 square feet to the existing accessory structure, and new detached garage of approximately 727 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 1,395 square feet (513 square feet to be demolished), an accessory structure of approximately 727 square feet (52 square feet to be demolished) and a garage of approximately 418 square feet (to be demolished). The proposed project will require 978 cut. The property is a .97acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at **628 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/27/09, 9/14/09, 9/28/09, 10/12/09, 10/26/09)

PRELIMINARY APPROVAL

4. **09BAR-00000-00145 Hannaford Single Family 970 Lilac Drive**
Dwelling Demo/Rebuild
09LUP-00000-00385 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Chris Keller, agent for the owners, Jule & Elizabeth Hannaford, to consider Case No. 09BAR-00000-00145 for **preliminary approval of a two story single family dwelling, with the first floor consisting of approximately 2,602 square feet and the second floor consisting of approximately 791 square feet and an attached garage of approximately 233 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,788, (to be demolished) a guesthouse of approximately 398 square feet and a detached garage of approximately 475 square feet. The proposed project will require approximately 25 cubic yards of fill and no cut. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at **970 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/12/09)

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

CONCEPTUAL REVIEW

- Mountain Drive Trust Addition/Demo**
5. **09BAR-00000-00168 Cabana and Detached Garage 1515 and 1527 East Mountain Drive**
(No Planner Assigned) Ridgeline: Urban

Request of Jennifer Foster, agent for the owner, The Mountain Drive Trust, to consider Case No. 09BAR-00000-00168 for **conceptual review of an addition to the existing single family residence listed as 1515 of approximately 2,183 square feet with the first floor being approximately 2,183 square feet, the second floor being approximately 1,269, a basement of approximately 1,782 square feet and a detached garage of approximately 555 square feet and a pool cabana of approximately 797 square feet. The following structures currently exist on the parcel: on 1515 East Mountain Drive, a single family residence of approximately 4,581 square feet, a detached garage of approximately 859 square feet and loft of approximately 760 square feet. On 1527 East Mountain Drive, a single family residence of approximately 2,400 square feet a detached garage of approximately 455 square feet and a guest house above the garage of approximately 340 square feet, all to be demolished. The proposed project will require approximately 1700 cubic yards of cut and approximately 1700 cubic yards of fill or will not require grading. The properties are a 2.59 and 1.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-002 and 011-110-003, located at 1515 & 1527 East Mountain Drive** in the Montecito area, First Supervisorial District.

- Tea Fire Maramonte**
6. **09BAR-00000-00169 Single Family Dwelling Addition 330 East Mountain Drive**
09LUP-00000-00449 (Brian Banks, 568-3559, Planner) Ridgeline: Urban

Request of Dale Pekarek, architect for the owners, Rocco and Viola Maramonte, to consider Case No. 09BAR-00000-00169 for **conceptual review, preliminary/final approval of a first floor addition of 216 square feet to the permitted re-build of a two story single family dwelling the permitted first floor being approximately 1,306 square feet, and the permitted second floor being approximately 1,494 square feet with an attached garage of approximately 412 square feet. Existing house destroyed by the fire. The proposed project will not require grading. The property is a 1.10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at 330 East Mountain Drive** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Brian Banks

DATE: November 2, 2009

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

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

- FURTHER CONCEPTUAL/PRELIMINARY**
- PRELIMINARY**
- FINAL**
- REVISED FINAL**

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

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

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

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Nicole Mashore, Planner

DATE: November 9, 2009

RE: 09BAR-00000-00139, 09LUP-00000-00425, 09VAR-00000-00004
Stamos Tea Fire Rebuild and Variance
209 East Mountain Drive, APN: 013-050-022

The proposed project is subject to the requirements of the 2-E-1 zone, Montecito Land Use Development Code and the Comprehensive Plan, including the Montecito Community Plan.

This project may proceed for:

- | | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | CONCEPTUAL REVIEW |
| <input type="checkbox"/> | PRELIMINARY |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for a new single family residence and attached carport of approximately 2,602 square feet and carport of approximately 432 square feet. All former structures, including a 1,169 square foot residence and 560 square foot guesthouse were destroyed in the fire. The proposed project will require less than 50 cubic yards of grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at 209 East Mountain 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 Land Use Permit is subject to my review.**

cc: Case File (to Planner)
David Villalobos
Noel Langle-Tea Fire Project Manager
Applicant/Agent
Montecito Association

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Lisa S. Martin 

DATE: November 4, 2009

RE: 08BAR-00000-00254, Aptaker Addition
09RVP-00000-00095, 671 Buena Vista, APN 007-100-014

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

PROJECT DESCRIPTION:

The proposed project is for a reduction in the square footage of the approved addition. The addition to the existing second story is no longer part of the project. The addition to the first floor is reduced to 490 square feet (from 586 square feet) and the new attached

garage is increased in size to 492 square feet (from 456 square feet). Total proposed habitable square footage of the residence is reduced to 3,813 square feet.

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: Alice McCurdy

FROM: Brian Banks 

DATE: October 21, 2009

RE: 09BAR-00000-00109, Case Study Properties Addition/Garage/Cabana/Grading,
09LUP-00000-00306, 628 Romero Canyon Rd, APN 155-060-007

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of approximately 513 square feet of the existing single family dwelling and the addition of approximately 2,471 square feet to the northern portion of the dwelling, creating a one-story residence approximately 3,353 square feet in size with a height of approximately 16 feet. The project includes the demolition of the existing 418 square foot detached garage and the construction of a new detached garage approximately 727 square feet in size and approximately 14 feet in height. The project also includes the installation of a 20 ft by 60 ft. pool and the conversion of an accessory structure (permitted as a stable) to a pool cabana. Conversion of the accessory structure will include the demolition of approximately 52 square feet of the existing structure and the addition of approximately 99 square feet. The pool cabana will be approximately 774 square feet in size and 14 feet in height. The project proposes approximately 978 cubic yards of cut to be exported from the site. The project does not propose the removal of any specimen trees or native vegetation, but several cypress and fruit trees are proposed for removal. The proposed residence will continue to be served by the Montecito Water District, Montecito Fire District and a private septic system. Access to the site will continue to be taken from Romero Canyon Road. The property is a 0.96-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-007, located at 628 Romero Canyon Road in the Montecito Planning Area, First Supervisorial District.

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


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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: October 30, 2009

RE: 09BAR-00000-00169, Tea Fire Maramonte Addition, 09LUP-00000-00449, 330 East Mountain Drive, APN013-030-016

Preliminary review indicates that the project complies with the all requirements of the 3-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
 CONCEPTUAL/PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

NOTE: The proposed project requires a new LUP and MBAR approval for an addition to a dwelling currently under construction.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a single story kitchen/dining room addition of 235 (gross) sq. ft. and extension of the permitted covered patio of approximately 80 (gross) sq. ft. The height of the proposed addition and covered patio extension shall be approximately 12 ft. No additional grading is proposed and no native vegetation or trees are proposed for removal. Access will continue to be taken off East Mountain Drive. The residence will continue to be served by the Montecito Water District, a private septic system and Montecito Fire District. The property is a 0.97-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-016, located at 330 East Mountain Drive 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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