



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: November 17, 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

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|                    |               |                              |
|--------------------|---------------|------------------------------|
| Marsha Zilles      | Anthony Spann | - <b>Chair</b>               |
| Michele Michaelson | Don Nulty     | - <b>Vice Chair</b>          |
| Raymond Ketzler    | Sharon Foster | - <b>MBAR Secretary</b>      |
| Sam Maphis         | June Pujo     | - <b>Supervising Planner</b> |
| Peter Edwards      |               |                              |

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- All approvals made by this Montecito Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
  - If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
  - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
  - Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
  - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
  - If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Wednesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
  - The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes.
  - Montecito Board of Architectural Review approvals do not constitute Land Use Clearances.
  - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
  - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
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### Site Visits – 1:00 P.M

**View Story Poles for Item No. # 3- Arroyo Cal Management LLC. Demo/Rebuild SFD- 1570 Bolero Drive.**

**View Story Poles for Item No. # 7- Turicchi Addition and Pavilion- 1355 E. Mountain Drive.**

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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 November 3, 2008 will be considered.**

IV. **MBAR MEMBERS INFORMATIONAL BRIEFINGS:**

V. **STAFF UPDATE**

**STANDARD AGENDA**

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

**FINAL APPROVAL**

- |           |                          |   |                           |
|-----------|--------------------------|---|---------------------------|
| <b>1.</b> | <b>08BAR-00000-00208</b> | <b>FAEC Holdings 401709, LLC</b>                              | <b>222 Butterfly Lane</b> |
|           | 08CDP-00000-00059        | <b>Addition and Garage</b><br>(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, and 11/03/08)

**PRELIMINARY APPROVAL**

- |           |                          |   |                                 |
|-----------|--------------------------|---|---------------------------------|
| <b>2.</b> | <b>08BAR-00000-00175</b> | <b>Clay Single Family</b>                                   | <b>1431 East Mountain Drive</b> |
|           | 08LUP-00000-515          | <b>Dwelling Addition</b><br>(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 and 11/03/08)

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

- |           |                          |   |                          |
|-----------|--------------------------|---|--------------------------|
| <b>3.</b> | <b>08BAR-00000-00224</b> | <b>Arroyo-Cal Management LLC.</b>                         | <b>1570 Bolero Drive</b> |
|           | 08LUP-00000-00546        | <b>Demo/Rebuild SFD</b><br>(Seth Shank, Planner 568-2054) | Ridgeline: N/A           |

Request of Ken Mineau, architect for the owner, Gordon Eskstrand, to consider Case No. 08BAR-00000-00224 for preliminary/final approval of a new residence of approximately 4,630 square feet with an attached garage of approximately 745 square feet and a detached garage of approximately 504 square feet, pool, and pool house of approximately 796 square feet. The following structure currently exists on the parcel: residence of approximately 2,682 square feet (to be demolished). The proposed project will require approximately 160 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 1.10-acre parcel zoned 2-E-1 and

shown as Assessor's Parcel Number 011-150-011, located at 1570 Bolero Drive in the Montecito area, First Supervisorial District. (Continued from 10/06/08)

- |    |  |   |
|----|--|---|
| 4. | <b>Phillips Addition<br/>Garage/Guesthouse</b> | <b>1037 Alston Road</b>                             |
|    | 07BAR-00000-00333<br>08LUP-00000-00323         | (J. Ritterbeck, Planner 568-3509)<br>Ridgeline: N/A |

Request of Adele Goggia, architect for the owner, Charles G. Phillips, to consider Case No. 07BAR-00000-00333 for **preliminary/final approval of a new single family dwelling addition of 808 square feet to the existing 5,525 square foot single family dwelling, a new 800 square foot detached 2-car garage, a new 800 square foot guesthouse, a new 800 square foot cabaña, 2 new pools, and a new 336 square foot pavilion (with no walls). A total of 2 oak trees are proposed for removal and encroachment of development into the "dripline + 5 feet" area of protected oaks is also proposed.** The following structures currently exist on the parcel: residence of approximately 5,524 square feet with an attached garage of approximately 390 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at **1037 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 2/11/08 and 9/08/08)

- |    |   |   |
|----|---|---|
| 5. | <b>Lombard New Single Family Dwelling,<br/>Attached Garage and Cabana</b> | <b>819 Ashley Road</b>                              |
|    | 08BAR-00000-00084<br>08LUP-00000-00184                                    | (J. Ritterbeck, Planner 568-3509)<br>Ridgeline: N/A |

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **preliminary approval of a new two story single-family residence of approximately 5,506 square feet with a new 587 square foot two car garage and an approximately 1,778 square foot basement and construction of a new cabana of 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, and 11/03/08)

**CONCEPTUAL REVIEW**

- |    |   |                        |
|----|---|------------------------|
| 6. | <b>Hill Demo/New Single Family Dwelling</b> | <b>640 Cowles Road</b> |
|    | 08BAR-00000-00240<br>(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. (Continued from 11/03/08)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P.M.**

7. **08BAR-00000-00206**      **Turicchi Addition and Pavilion**      **1355 East Mountain Drive**  
08LUP-00000-00502      (Seth Shank, Planner 568-2054)      Ridgeline: N/A
- Request of Thomas Meaney, architect for the owner, Lannette Turicchi, to consider Case No. 08BAR-00000-00206 for **further conceptual review of an addition of approximately 530 square feet and a pavilion of approximately 630 square feet.** The following structure currently existS on the parcel: residence of approximately 4,420 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/08/08)
8. **08BAR-00000-00248**      **Berkoff Fireplace, Pool and Pond**      **700 Picacho Lane**  
08LUP-00000-00645      (Errin Briggs, Planner 568-2047)      Ridgeline: N/A
- Request of Bill Mellett, architect for the owners, Sheryl Berkoff, to consider Case No. 08BAR-00000-00248 for **conceptual review and preliminary/final approval of the construction of an outdoor fireplace, 178 square foot koi pond, 396 square foot reflecting pool, new 10,000 gallon water storage tank, new retaining wall 6 feet in height, trellis, and changes to the approved front entry gate.** An approximately 9,860 square foot single-family residence with a 2,000 square foot basement, an 800 square foot guest house, an 800 square foot second story cabana with 800 square foot garage/accessory structure below, a pool, spa, and tennis court are currently under construction on the parcel. Grading quantities would total approximately 100 cubic yards of cut and fill for the new project. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District.
9. **07BAR-00000-00294**      **Chow/Tan Demo/Rebuild**      **1705 Glen Oaks Drive**  
07CDP-00000-00116      (Seth Shank, Planner 568-2054)      Ridgeline: N/A
- Request of Britton Jewitt, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **conceptual review of a demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet, second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. No trees are proposed for removal.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: BrianBanks

DATE: November 12, 2008

RE: 08BAR-00000-00208, FAEC Holdings Addition/Garage/Pool/Grading, 08CDP-00000-0159, 222 Butterfly Ln, APN 009-170-084

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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 Article II 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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Landscape plan

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**PROJECT DESCRIPTION:**

**The proposed project is for an addition of approximately 1,459 net square feet with a new garage of approximately 653 square feet and a new finished basement of approximately 632 square feet. A new pool and deck are also proposed, along with new upper and lower motor court areas with entry gates. Proposed grading for the project includes 350 cubic yards of cut for the basement, pool and garage, 617 cubic yards of fill and 267 cubic yards of import, along with a new six foot tall retaining wall. No native or specimen trees are proposed to be removed, but one acacia tree is proposed to be relocated. The parcel will continue to be served by the Montecito Water District and the Montecito Fire District and access will continue to be provided via Butterfly Lane. The property is a 0.62-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-084, located at 222 Butterfly 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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

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

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MBAR Memo\_Final.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks

DATE: November 12, 2008

RE: 08BAR-00000-00175, Clay Second Story Addition, 08LUP-00000-00515, 1431  
East Mountain Dr, APN 011-100-016

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

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

This project may proceed for:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Note: Substantial controversy regarding vegetation removal on the subject parcel. Staff review and conclusions are listed below:

- 1) There is no permit requirement for the removal of native vegetation or trees within the Inland area under the Montecito Land Use and Development Code. In May of 2008 the property owner at the time confirmed with P&D Counter Staff that no permit was required for vegetation removal as per the Montecito Land Use and Development Code.

Vegetation was subsequently removed on the site prior to application for the Land Use Permit for the second story addition. The vegetation removal was within a mapped Environmentally Sensitive Habitat.

- 2) Any previous vegetation removal was not reviewed, nor approved, as part of this project. **However, any landscaping proposed within the ESH or buffer area must not contain invasive species per Development Standard BIO-M-1.3.2. Any landscaping within ESH required by MBAR shall include compatible native species. In a sense, any landscaping required by MBAR is restorative.**
- 3) The proposed Landscape Plan included with this project was reviewed by Staff and P&D Biologist, and confirmed that all proposed plantings are native species and meet policy requirements.
- 4) Project specific conditions including designated washout area, construction staging & storage area, and tree protection shall be required to ensure no impact to ESH.

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#### **PROJECT DESCRIPTION:**

**The proposed project is for a Land Use Permit to allow 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 project will not require the removal of any trees or native vegetation and no grading or ground disturbance is proposed. The parcel will continue to be served by the Montecito Water District and the Montecito Fire District. Access will continue to be provided via East Mountain Road. 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 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

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Seth Shank, Planner

DATE: November 13, 2008

RE: 08BAR-00000-00224, Arroyo-Cal Demo/New SFD, 08LUP-00000-00546, 1570  
Bolero Drive, 011-150-011

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

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

There are no zoning issues associated with this project.

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**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow demolition of the existing 2,682 square foot single-family dwelling, two approximately 100 square foot sheds, 462 square foot garage and 338 square foot entry porch and construction of a new 4,470 square foot single-family dwelling with 800 square foot attached garage, 800 square foot detached garage, 796 square foot pool house and pool. Grading will include 150 cubic yards of cut and 170 cubic yards of fill. A total of 6 non-native 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 Bolero Drive. The property is a 1.10-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-011, located at 1570 Bolero Drive 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 17, 2008

RE: **07BAR-00000-00333, P&D Case No. 08LUP-00000-00323,  
Phillips Addition, Garage, Guesthouse, Cabaña, 2 Pools, Pavilion and Grading  
1037 Alston Road, Montecito, APN 009-091-034**

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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, subject to certain conditions.

Fences, walls, gateposts/ gates to be included as part of the overall architectural review of the project.  
This project may proceed for:

**PRELIMINARY/FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Agent has worked with P&D to address all zoning concerns.

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**PROJECT DESCRIPTION:**

The project is for a Land Use Permit to allow the following construction: 1) a new SFD addition of 808 sq.ft. to the existing 5,525 sq.ft. SFD, 2) a new 800 sq.ft. detached 2-car garage, 3) a new 800 sq.ft. guesthouse, 4) a new 800 sq.ft. cabaña, 5) 2 new pools, and 6) a new 336 sq.ft. pavilion (with no walls). Grading will include approximately 800 cubic yards of cut and 200 cubic yards of fill. One protected oak tree will be removed as a component of this project and will be mitigated by planting 3 15-gallon oaks along the southern property line, as shown on the approved Landscape Plan. Additionally, a total of 17 unprotected trees will be removed as a part of this permit, and include the following: 2 peppers, 4 acacias, 4 olives, 1 pittosporum, 2 bottle trees, 1 ash, 1 chinaberry, 1 devil's hand flower tree and 1 cedrela tree), and a total of 3 trees are to be relocated on-site, including 1 oak, 1 ficus and 1 pachira aquatica. 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 Alston Road. The property is a 3.06-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at 1037 Alston Road in the Montecito Community Plan Area, 1<sup>st</sup> 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: Errin Briggs, Planner  
568-2047

DATE: November 17, 2008

RE: **Berkoff Accessory Structures and Landscaping**  
**700 Picacho Lane, Case No. 08LUP-00000-00645, APN 011-140-024**

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Preliminary review indicates that the project complies with the all requirements of the 3-E-1 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:

- PRELIMINARY
- CONCEPTUAL/PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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Please recall that this project was controversial when previously approved. The initial Land Use Permit allowing site development was appealed by the uphill neighbor, Fred Gluck because of landscaping issues. A private agreement was recorded which, amongst other things, limits the height of landscaping in the northeast corner of the property. Please ask the applicant/architect to describe these restrictions and ensure that the proposed landscaping is respectful in this regard. Also, please ensure that an adequate level of detail is included for the proposed restoration of the creek area to the west.

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**PROJECT DESCRIPTION:**

The request includes changes made in the field during construction of Land Use Permit 05LUP-00000-00952. Those changes comprise a realigned main driveway, the construction of a new retaining wall located along the southern driveway, a new outdoor BBQ area with covering trellis, a 10,000 gallon underground water storage tank, changes in architecture of two entry gates, landscaping changes, and two new koi/reflecting ponds. The first pond would be located in the southern portion of the property and be approximately 396 square feet in size with a capacity of 4,395 gallons. The second pond would be located just west of the residence and be approximately 128 square feet in size with a capacity of 4,618 gallons. Grading totals are unknown at this time. 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 via private road off of Picacho Lane. The property is a 3.39-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at 700 Picacho Lane 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  
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: Seth Shank, Planner

DATE: November 5, 2008

RE: 07BAR-00000-00294, Chow/Tan Demo/Rebuild, 07LUP-00000-00771, 1705  
Glen Oaks Drive, APN 007-181-009

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Preliminary review indicates that the project complies with all of the 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**
- FINAL**
- REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The overall scope of the project.

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**PROJECT DESCRIPTION:**

The project is for a Land Use Permit to allow demolition of the existing 1,619 square foot single-family dwelling with 483 square foot attached garage and construction of a new two story single-family dwelling with attached garage. The first floor will be approximately 1,969 square feet, second floor will be approximately 1,151 square feet, with approximately 519 square foot attached garage. Grading quantities are unknown at this point in the review process. 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 Glen Oaks Drive. The property is a 1.14-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at 1705 Glen Oaks Drive 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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