



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 21, 2011
2:00 P.M.**

Marsha Zilles	Anthony Spann	- Chair
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner
Dave Mendro		

- All approvals made by this Montecito Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Wednesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 PM.
- The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes.
- Montecito Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

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- *Site Visit & Story Poles: 12:00*
- No. # 1 10BAR-00000-00126 Tea Fire Von Wiesenberger New Two Story Single Family Dwelling,
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of October 31, 2011 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 2:00 P. M.

TEA FIRE

1. **08TEA-00000-00028** **Tea Fire - Von Wiesenberger**
10BAR-00000-00126 **New Two Story Single Family Dwelling** **260 East Mountain Drive**
10LUP-00000-00351 (Brian Banks, Planner 568-3559) Ridgeline: Yes

Request of Penn Estes, agent for the owner, Arthur Von Wiesenberger, to consider Case No. 10BAR-00000-00126 for **preliminary approval of a new two story single family dwelling, with the first floor being of approximately 935 square feet, the second story consisting of 910 square feet and an attached garage/storage area of approximately 370 square feet.** Nothing currently exists on the parcel. The proposed project will require less than 50 feet of cut & fill. The property is a 2.47 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at **260 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/23/10, 1/10/11, 1/24/11, 8/29/11)

PRELIMINARY APPROVAL

2. **11BAR-00000-00149** **Sorrell Remodel, Demo & Addition** **1970 East Valley Road**
11LUP-00000-00368 (Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jon R. Sorrell, to consider Case No. 11BAR-00000-00149 for **preliminary/final approval of an addition to an already existing single family dwelling of approximately 558 square feet and the demolition of 940 square feet of the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,312 square feet and a detached garage. The proposed project will not require grading. The property is a 1.3 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-024, located at **1970 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 10/10/11, 10/31/11)

3. **10BAR-00000-00143** **Booth New** **Single Family Dwelling & Garage** **1795 Fernald Point Lane**
11CDH-00000-00009 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **preliminary approval of a new two story single family dwelling with the first floor being approximately 1,887 square feet and the second floor being approximately 854 square feet and a detached garage of approximately 483 square feet. The project is also for Preliminary approval of the proposed 1'-2" Modification to the required 5-foot [northern] side setback to reduce it to 3'-10"**. The house has been moved back towards the north in order to maximize the distance between the proposed new SFD and the existing SFD of the southern neighbor. The parcel is currently developed with an in-ground swimming pool only, but received prior approval for construction of a new 2,606 sq. ft. SFD and 400 sq. ft. garage via 04CDH-00000-00042, which is still a valid permit. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 10/11/10, 12/6/10, 3/14/11/11/11)

4. **11BAR-00000-00165** **Spencer Addition, New Cabana, Pool & Spa** **593 Picacho Lane**
11LUP-00000-00402 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Wade Davis, architect for the owners, Steven & Margaret Spencer, to consider Case No. 11BAR-00000-00165 for **preliminary/final approval of an addition to the existing single family residence of approximately 80 square feet, a new cabana, pool & spa of approximately 797 square feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 1,989 square feet, an attached garage of 538 square feet and an accessory structure of approximately 106 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-023, located at **593 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 10/31/11)

5. **11BAR-00000-00139** **Dehlsen Family Trust Guest House Addition** **1420 East Valley Road**
11LUP-00000-00324 **and New Pool Equipment Structure** (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owner, James Dehlsen, to consider Case No. 11BAR-00000-00139 for **preliminary/final approval of a new guest house of approximately 800 square feet, a new pool equipment structure of approximately 155 square feet and pergolas of approximately 940 square feet. The project includes validation of the unpermitted conversion of the carport into a garage of approximately 760 square feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 8,270 square feet, a detached garage of approximately 760 square feet. The proposed project will require approximately 115 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 2.24 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-008, located at **1420 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 9/19/11)

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

CONCEPTUAL REVIEW

6. **11BAR-00000-0015** **Armour Trust Addition/Roof/Landscape** **1991 Inverness Lane**
11LUP-00000-00370 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Nueman, Mendro, Andrulaitis, architect for the owners, Tim & Holly Armour, to consider Case No.11BAR-00000-00150 for **further conceptual /preliminary approval of an addition of approximately 85 square feet to the existing single family dwelling, remodel and alterations to the landscaping, pool area and driveway.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,947 square feet and an attached garage of approximately 668 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 007-400-011, located at **1991 Inverness Lane** in the Montecito area, First Supervisorial District. (Continued from 10/10/11)

7. **11BAR-00000-00176** **Clark Additions** **629 San Ysidro**
11LUP-00000-00420 (Kimberley McCarthy Planner 568-2005) Ridgeline: N/A

Request of Kurt Magness, architect for the owners, Christian & Tommy Clark, to consider Case No. 11BAR-00000-000176 for **conceptual review/preliminary approval of an addition to an existing porch of approximately 247 square feet and will be enclosed and remodeled into a bathroom and an addition of 576 approximately square feet to an already existing bedroom.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,668 square feet, a detached garage of approximately 340 square feet. The proposed project will not require grading. The property is a 1.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-018, located at **629 San Ysidro** in the Montecito area, First Supervisorial District.

8. **11BAR-00000-00168** **Zahoudanis Addition & Remodel** **1390 East Pepper Lane**
11LUP-00000-00394 (Brian Banks Planner 568-3559) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, James Zahoudanis, to consider Case No. 11BAR-00000-00168 for **conceptual review of an addition of approximately 245 square feet connecting the existing single family dwelling and a detached studio creating a single family dwelling totally 1,815 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,140 square feet, a detached studio of approximately 430 square feet and an accessory structure of approximately 800 square feet. The proposed project will not require grading. The property is a .73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-060-088, located at **1390 East Pepper Lane** in the Montecito area, First Supervisorial District.

- EV Mar Vista LLC, Addition,**
9. **11BAR-00000-00173** **Remodel and New Pool House** **1600 East Mountain Drive**
11LUP-00000-00436 (Kimberley McCarthy Planner 568-2005) Ridgeline: N/A

Request of Ken Mineau & Al Windsor, architects for the owner, EV Mar Vista LLC, to consider Case No.11BAR-00000-00173 for **conceptual review of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 1,262 square feet, a breakfast room of approximately 170 square feet, construction of a new two story accessory structure with**

the first floor being approximately 355 square feet, and the second floor being approximately 430 square feet, addition of landscape stairs and landing at proposed pool house, a new site walls at pool house and a basement addition of approximately 441 square feet and validation of existing bath house and water tank. The following structures currently exist on the parcel: a two story single family dwelling of with the first floor being approximately 4,341 square feet, the second floor being 1,621 square feet, the basement being approximately 147 square feet, an attached garage of approximately 854 square feet, a detached guesthouse of approximately 1,600 square feet, and a detached garage of approximately 400 square feet, a 167 square foot trellis to be demolished, a chimney at the laundry room to be removed, and a second floor wrought iron balcony to be removed. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 4.54 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-010, located at **1600 East Mountain Drive** in the Montecito area, First Supervisorial District.

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

10. 11BAR-00000-00174 Mendelsohn Addition 986 LaPaz Road
(No Planner Assigned) Ridgeline: N/A

Request of Tanya Rosenberg, agent/architect for the owner, Joel Mendelsohn, to consider Case No. 11BAR-00000-00174 for **conceptual review of a new exercise room of approximately 277 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,714.37 square feet, a detached garage/recreation room of approximately 799.13 square feet, a detached hobby room of approximately 526 square feet. The proposed project will require approximately 13 cubic yards of cut and approximately 2.5 cubic yards of fill or will not require grading. The property is a 1. acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-027, located at **986 La Paz Road** in the Montecito area, First Supervisorial District.

11. 11BAR-00000-00178 Pierre Lafond 2 New Wall Signs 516 San Ysidro Road
11SCC-00000-00017 (Eric Graham, Planner 568-2073) Ridgeline: N/A

Request of Marty Poole, agent for the owners, Pierre Lafond & Co., to consider Case No. 11BAR-00000-00178 for **conceptual review and preliminary/final approval of the of two wall signs with new copy, 1 sign to be approximately 32"x 72" and 1 sign to be 22"x47.** The following structure currently exists on the parcel: a commercial building with the current signs. The proposed project will not require grading. The property is a .68 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-054, located at **516 San Ysidro Road** in the Montecito area, First Supervisorial District.

12. 11BAR-00000-00100 Usher Demo and New Single Family Dwelling 1301 East Mountain Road
11LUP-00000-00237 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Kinka Usher, to consider Case No. 11BAR-00000-00100 for **further conceptual/preliminary approval of a demo/rebuild of a new two-story SFD with the first floor being of approximately 4,720 square feet, the second floor being 2,696, and a basement area of approximately 1,985 square feet (which includes, in part, an ARSU). Also for review are a detached garage of approximately 450 square feet, a cabana of approximately 800 square feet and a new pool and tennis court.** The following structures currently exist on the parcel: An existing house and tennis court to be demolished. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.83-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at **1301 East Mountain Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11, 7/25/11, 8/29/11)

**Hughes Demo, New Single Family
Dwelling and Basement**

13. **11BAR-00000-00172**

942 Hot Springs Road

(No Planner Assigned)

Ridgeline: N/A

Request of Don Nulty, architect for the owners, Jim & Cynthia Hughes, to consider Case No. 11BAR-00000-00172 for **conceptual review of a new two story single family dwelling with the first floor being approximately 4,681 square feet, the second floor being approximately 4,362 square feet, a basement of approximately 6,664 square feet, with an underground garage** . The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,253 square feet total, a attached garage of approximately 754 square feet all to be demolished, and a detached accessory structure of approximately 385 square feet, to remain. The proposed project will require approximately 3,000 cubic yards of cut, for the excavation of the new basement and approximately 300 cubic yards of fill. The property is a 3.13 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at **942 Hot Springs Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks

DATE: November 16, 2011

RE: 10BAR-00000-00126, Tea Fire Von Wiesenberger New SFD, 10LUP-00000-00351, 260 East Mountain Drive, APN 013-030-019

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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- The project is 2501 sq. ft. (47%) below recommended Hillside FAR of 4,676 sq. ft.
- Subject parcel is located within the Hillside Montecito (H-MON) Overlay which limits the height of structures to 16 feet from existing grade. This height limitation may be adjusted/waived by the Montecito Board of Architectural Review as per the Montecito Architectural Development Standards where the height would not exceed the regulations of the zoning ordinance height limit of 35 feet.
- Grading for the access road will be under a separate permit (Upper Hyde Road Improvements).

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a new two-story single family dwelling with attached garage to replace a two-story single family dwelling destroyed by the Tea Fire. The proposed project includes a new two-story dwelling of approximately 1,808 (net) sq. ft., an attached garage of approximately 210 (net) sq. ft., an attached carport of 175 (net) sq. ft., and first & second story decks of approximately 820 sq. ft. The height of the proposed dwelling will be approximately 24 feet. New retaining walls with a maximum height of 8 feet are proposed for the Fire Department required turn-out, and retaining walls with a maximum height of 6 feet are proposed for the dwelling. The project proposes grading of approximately 50 cu. yards cut and 50 cu. yards of fill. No native vegetation or trees are proposed for removal. Access will continue to be taken off of a private road connecting to 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 2.47-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-019, located at 260 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: November 18, 2011

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

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

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

This project may proceed for:

CONCEPTUAL
 PRELIMINARY
 FINAL
 REVISED FINAL

APPROVAL by your board.

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

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

PROJECT DESCRIPTION:

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

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

c: Case file

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
FROM: J. Ritterbeck, Planner
DATE: November 21, 2011
RE: Booth New SFD, 11CDH-00000-00009, 11MOD-00000-00001
1787 Fernald Point Lane, APN 007-380-008

Preliminary review indicates that the project complies with the all zoning requirements for the 1-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Montecito Community Plan, subject to certain conditions.

Walls are to be included as part of the overall architectural review of the project.
This project may proceed for:

PRELIMINARY APPROVAL by your Board

The applicant received approval of the MOD and CDH from the MPC on July 27, 2011.

11CDH-00000-00009

The project is for a Coastal Development Permit to allow for the demolition of an existing pool and for the construction of a new 3,018 sq. ft. SFD and 524 sq. ft. detached 2-car garage. Also proposed is a new engineered beach access stairway. Grading would include approximately 50 cubic yards of cut and 200 cubic yards of fill. No native protected trees would be removed as a part of the project. A total of seven non-native ornamental/landscape trees would be removed as a part of this project, including: 1 – 14” hibiscus, 4 – 6” palm trees and 2 – 14” palm trees.

11MOD-00000-00001

The project is for a Modification to the required 5-foot side setback that would reduce the setback by 1’-2”, resulting in a 3’-10” setback along the eastern property line at the main entry to the dwelling.

The parcel would be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Fernald Point Lane. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at 1795 Fernald Point in the Montecito Community Plan 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 P&D review**

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner *KMW*

DATE: November 1, 2011

RE: 11BAR-00000-00139/11LUP-00000-00324, 1420 East Valley Road, Dehlsen Trust - Accessory Structures

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

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION: The proposed project is for the construction of an 800 square foot guest house, a pool, spa, pool equipment/storage structure approximately 155 square feet in size and pergolas adjacent to the guest house and pool equipment structure approximately 940 square feet in size (total). A barbecue an outdoor dining area is also proposed adjacent (west) to the guest house. The guest house will have a maximum height of approximately 17 feet (with an 8 in 12 roof pitch), the equipment/storage structure will have a maximum height of 13 feet, four inches, the pergolas will be approximately eight feet

in height. The project description includes validation of the unpermitted conversion of a carport to the existing three-car garage. The garage is approximately 740 square feet in size and 10.5 feet in height. Construction requires approximately 115 cubic yards of cut and 25 cubic yards of fill with associated retaining walls. The project does not require the removal of any native vegetation or trees. Access to the site will continue to be taken from an existing driveway off East Valley Road. Services will continue to be provided by the Montecito Water and Sanitary Districts.


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

xc: Case File

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner 

DATE: October 31, 2011

RE: 11BAR-00000-00150/11LUP-00000-00370, Armour Trust Addition & Roof Alteration, 1991 Inverness Lane, APN 007-400-011

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: The 1.0 acre parcel has a maximum recommended Floor Area Ratio (FAR) of 4,300 square feet. The addition will bring the floor area of the residence to approximately 4,700 square feet (net), 400 square feet (approximately 9%) above the recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 85 square feet (net) to the existing 4,615 square foot single family dwelling. Construction activities include alterations to the existing roof structure (removal of three light wells, addition of skylights and a new metal

standing seam roof) demolition of the existing pool and reconstruction of a new pool in the same location, demolition of two existing trellises and construction of new trellises in the same locations and the construction of a new trellis on the east elevation. Hardscape and landscape improvements, relocation of the pool equipment (within garage) and the construction of new fences/walls six feet or less in height are also proposed. These activities are exempt from zoning permit requirements. The project does not require significant grading (less than 50 cubic yards cut and fill) and will not require the removal of any native vegetation or specimen trees. The residential property will continue to be served by the Montecito Water and Sanitary districts.

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

c: Case File

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: November 3, 2011

RE: 11BAR-00000-00176/11LUP-00000-00420, Clark Residential Additions, 629
San Ysidro Road

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

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

This project may proceed for:

CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project site has a recommended maximum floor area ratio (FAR) of 4,572 square feet [1,700 + (1,700 x .16)]. The residence will become approximately 2,491 square feet in size, well below the recommended FAR.

PROJECT DESCRIPTION: The proposed project is for additions of approximately 823 square feet to the existing single family dwelling. The additions will be located on the north, east and west portions of the existing single family dwelling. The height of the additions will match the existing roofline. Two architectural projections (cupolas) will be added to the roof, raising the maximum height of the dwelling to 13 feet, nine inches. The

project does not require any grading or the removal of any native vegetation or trees. Access to the site will continue to be taken off an existing driveway off San Ysidro Road. The property will continue to be served by the Montecito Water and Sanitary districts.

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

c: Case File

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: November 18, 2011

RE: 11BAR-00000-00165/11LUP-00000-00402, Spencer Cabana and SFD
Addition, 593 Picacho Lane

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

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

This project may proceed for:

CONCEPTUAL
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The .63 acre project site has a recommended maximum Floor Area Ratio (FAR) of 3,350 square feet [1,800 + (2,500 x .63)]. The residence is proposed to become approximately 2,069 square feet, 1,281 square feet (approximately 38%) below the recommended maximum FAR.

PROJECT DESCRIPTION: The proposed project is for Addition of approximately 80 square feet (net) to the southwestern portion of the existing dwelling enclosing a covered porch and the construction of a pool, spa and pool cabana approximately 797 square feet (net) in size. The height of the residential addition will match the height of the existing

dwelling. The cabana will have a maximum height of 16 feet. The project does not require the removal of any trees onsite or significant grading (less than 50 cubic yards). A new curb cut is proposed off Green Meadow Road to allow for construction equipment access and maintenance. Primary access to the site will remain taken from an existing driveway off Picacho Lane. The residential property will continue to be served by the Montecito Water and Sanitary districts.

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

xc: Case File