



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: November 22, 2010
3:00 P.M.**

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

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Bill Palladini	David Villalobos - MBAR Secretary
Sam Maphis	Alice McCurdy - Supervising Planner
Derrick Eichelberger	

- 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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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 8, 2010 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

- | | | |
|--------------------------|---------------------------------|-----------------------------|
| 1. | Wolf Demo | 337 Hot Springs Road |
| 10BAR-00000-00107 | New SFD /Garage /ARSU | |
| 10LUP-00000-00310 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Don Nulty, architect for the owners, Richard Wolf Trust, to consider Case No. 10BAR-00000-00107 for **final approval of a new two story dwelling with the first floor consisting of approximately 2,937 square feet, the second floor consisting of approximately 1,447 square feet, basement of 1,880 square feet, an attached garage of 253 square feet, two attached garages of 515 square feet each, two detached garages of 675 square feet, and a detached garden storage structure of 274 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,390 square feet and attached garage of approximately 500 square feet, all to be demolished. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-039, located at **337 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 7/12/10, 9/13/10, 9/27/10)

- | | | |
|--------------------------|-----------------------------------|---------------------------|
| 2. | Barone Cabana Addition | 969 Brooktree Road |
| 09BAR-00000-00206 | | |
| 09LUP-00000-00527 | (J. Ritterbeck, Planner 568-3509) | Ridgeline: N/A |

Request of Justin Van Mullem, architect for the owners, Charles Barone, to consider Case No. 09BAR-00000-00206 for **final approval of a new cabana of 615 approximately square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4047 square feet and an attached garage of approximately 693 square feet. The proposed project will require approximately 240 cubic yards of cut and no fill. The property is a .91 acre parcel zoned 2E-1 and shown as Assessor's Parcel Number 011-060-011, located at **969 Brooktree Road** in the Montecito area, First Supervisorial District. (Continued 1/4/10, 5/3/10)

- | | | |
|--------------------------|---------------------------------|-----------------------------|
| 3. | Hot Springs LLC Addition | 281 Hot Springs Road |
| 10BAR-00000-00134 | | |
| 10LUP-00000-00430 | (Brian Banks, Planner 568-3509) | Ridgeline: N/A |

Request of Don Nulty architect for the owners, Hot Springs, LLC, to consider Case No. 10BAR-00000-00134 for **preliminary approval of a new two story garage/recreation room with the first floor being a 3 car garage of approximately 800 square feet and the second floor being the recreation room consisting of approximately 560 square feet. Also proposed is a single story addition to the dwelling of 630 square feet and a new driveway to serve adjacent property.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 5,886 square feet, a cabana/garage of approximately 1,286 square feet (approximately 486 square feet to be demolished) and a accessory structure of approximately 800 square feet (to be demolished). The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as

Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 9/13/10)

- | | | | |
|----|--------------------------|------------------------------------|----------------------------|
| 4. | 10BAR-00000-00173 | Levine/ Leichteman Addition | 819 San Ysidro Lane |
| | 10RVVP-00000-00102 | (Brian Banks, Planner 568-3509) | Ridgeline: N/A |

Request of Marc Appleton, agent/architect for the owners, Arthur Levine & Lauren Leichtman, to consider Case No. 10BAR-00000-00173 for **revised final approval of an addition to the first floor of approximately 430 square feet, an addition to the second floor of 336 square feet, a cabana of approximately 519 square feet and a basement of approximately 550 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 4,120 square feet and the second floor being 1,200 square feet, a detached garage of approximately 540 square feet (to be demolished) and an accessory structure of approximately 460 square feet/ The proposed project will require approximately 647 cubic yards of cut and no fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro** 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.

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|----|--------------------------|---------------------------------|-----------------------------|
| | | 670 Hot Springs Road | |
| 5. | 10BAR-00000-00157 | Trust, LLC Addition | 670 Hot Springs Road |
| | 10DVP-00000-00015 | (Nicole Lieu, Planner 884-8068) | Ridgeline: N/A |

Request of Chris La Rosa architect for the owners, 670 Hot Springs Road Trust, LLC, to consider Case No.10BAR-00000-00157 for **conceptual review of an addition to an existing single family residence of approximately 7, 246 square feet (including 1st floor addition of approximately 3,459 square feet and 2nd floor addition of approximately 3,787 square feet), conversion of an existing crawl space and mechanical space of approximately 4,206 square feet into living area, basement addition of approximately 2,523 square feet (including approximately 1,377 square feet of living space and approximately 1,146 of mechanical space), construction of a new 554 square foot tea house/studio, construction of a new detached garage of approximately 552 square feet, and two new detached garages of approximately 785 square feet each. An existing garage of 382 square feet would be demolished.** The following structures currently exist on the parcel: two-story residence of approximately 8,022 square feet with basement of approximately 2,267 square feet, mechanical space of approximately 1,223 square feet and crawl space of approximately 2,983 square feet, two-story residential second unit of approximately 2,286 square feet, maintenance building of approximately 997 square feet, shop of approximately 960 square feet, and detached garages of approximately 945 square feet, and detached garage of approximately 382 square feet. The proposed project will require approximately 923 cubic yards of cut and approximately 67 cubic yards of fill. The property is a 10.9 square foot parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-130-001, located at **670 Hot Spring Road** in the Montecito area, First Supervisorial District. (Continued from 11/18/10)

- | | | | |
|----|--------------------------|----------------------------|--------------------------------------|
| 6. | 10BAR-00000-00170 | Morrow Demo/New SFD | 1661 & 1665 Fernald Point |
| | | (No Planner Assigned) | Ridgeline: N/A |


Request of Domiane Forte, architect for the owners, Ron & Susan Morrow, to consider Case No. 10BAR-00000-00170 for **conceptual review of a new two story single family dwelling with the first floor being approximately 5,543 square feet, the second floor being 2,752 square feet, a guesthouse**

the second floor. The following structures currently exist on the parcel: a two story single family dwelling, with the first consisting of 1,765 square feet, and the second floor consisting of 763 square feet and an attached garage of approximately 711 square feet, a cabana of approximately 750 square feet, and a carport of approximately 800 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.62 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-036, located at **995 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: Alice McCurdy

FROM: Brian Banks 

DATE: November 15, 2010

RE: 10BAR-00000-00107, Wolf Demo/New SFD & RSU, 337 Hot Springs Rd.,
10LUP-00000-00310, 337 Hot Springs Rd., APN 009-070-039

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.

PLEASE SPECIFICALLY COMMENT ON:

- Landscape plan
 - Lighting plan
-

PROJECT DESCRIPTION:

The proposed project is for demolition of the existing dwelling and pool and the construction of a new two story single family dwelling of 4,382 square feet, basement of 1,880 square feet, attached garage of 515 square feet, attached garage of 253 square feet, detached garden storage structure of 274 square feet, and two detached garages of 675 square feet. The project also includes an Attached Residential Second Unit of 1000 square feet and construction of a new driveway, and swimming pool. Removal of one Coast Live Oak, one Monterey pine, two Magnolia and several Pittosporum trees is proposed, with mitigation plantings of 9 Oak trees. Grading of 150 cu. yards cut/150 cu. yards fill is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 1.02- acre parcel zoned 2-E-1 and shown as assessor parcel number 009-070-039, located at 337 Hot Springs Road in the Montecito Planning area, First 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: J. Ritterbeck, Planner

DATE: November 22, 2010

RE: Barone Cabana

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.

PROJECT DESCRIPTION:

The proposed project is for a new cabana of approximately 728 square feet with a maximum height of 14'-6", a new retaining wall of approximately 7 foot maximum height (less than 6-feet in height where located within a setback), a new walkway, stairs, landscaping and 506 square feet of new patio. A total of three Pepper trees will be removed as a part of this project. Grading for the proposed project will require less than 200 cubic yards of cut, minus loss and compaction the balance will be exported.

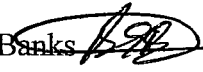
Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit 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: Alice McCurdy

FROM: Brian Banks 

DATE: November 16, 2010

RE: 10BAR-00000-00134, 281 Hot Springs LLC Addition/Garage, 10LUP-00000-00430, 281 Hot Springs Rd, APN 009-070-008

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 project is 337 sq. ft. (6%) above recommended FAR of 5,575 sq. ft.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow a single story addition of approximately 630 square feet to the existing single family dwelling consisting of a kitchen addition of 104 square feet, mud room addition of 157 square feet, and validation of the previous conversion of the existing garage to family room of 396 square feet. Also proposed is a re-roof of a portion of the eastern (single story) wing, interior remodel, construction of a detached three-car garage with gym above of approximately 800 square feet and a height of 19 feet , and reconfiguration of the existing service driveway to create a new primary driveway to access the existing motor court and proposed detached garage. Less than 50 cubic yards of grading is proposed. No trees are proposed for removal. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Hot Springs Road. The property is a 1.02-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-039, located at 337 Hot Springs Road in the Montecito Area, First Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the 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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Memo 10BAR-00000-00134 Prelim.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks, Planner 

DATE: June 25, 2008

RE: 10BAR-00000-00173, Levine-Leichtman Addition & Remodel
10RVP-00000-00102, 819 San Ysidro Lane, APN 011-110-015

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:

Note: The proposed project is a revision to reduce the scope of the approved project:

	<u>Approved Project</u>	<u>Revised Project</u>
First Floor Addition	1,065 sq. ft.	430 sq. ft.
Second Floor Addition	455 sq. ft.	336 sq. ft.
Basement	1,390 sq. ft.	550 sq. ft.
Cabana	800 sq. ft.	519 sq. ft.
Green House	250 sq. ft.	-

Attached Garage

800 sq. ft.

800 sq. ft.

PROJECT DESCRIPTION:

The proposed project includes a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 430 square feet and second floor addition of approximately 336 square feet; new basement of approximately 550 square feet; new attached garage of approximately 800 square feet; and new pool cabana of approximately 519 square feet with attached loggia of approximately 345 sq. ft. The existing swimming pool would be demolished, and a new pool constructed near the new cabana. Grading would consist of approximately 647 cubic yards cut. A total of one oak tree is proposed for removal with mitigation plantings of two 60" boxes oaks.

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

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: Nicole Lieu, Planner

DATE: November 22, 2010

RE: Far-Afield Development Plan, 10BAR-00000-00157, 10DVP-00000-00015
670 Hot Springs Road, APN: 011-130-001

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.

PLEASE SPECIFICALLY COMMENT ON:

1. Residence is eligible as a County Landmark and for listing on the California Register of Historic Places
 2. Mass/Bulk
 3. Floor Area Ratio overage
 4. Landscaping
-

PROJECT DESCRIPTION:

The proposed project is a Development Plan for 23,132 square feet of residential structures, including existing and proposed development. New construction proposed onsite includes a

7,246 square foot addition to the main residence, 2,523 square foot addition to the basement, 554 square foot tea house/studio, two new garages of 785 square feet each, one garage of 552 square feet and conversion of 4,206 square feet of existing crawl space to living area. An existing garage of 382 square feet would be demolished. The proposed project would require approximately 923 cubic yards of cut and approximately 67 cubic yards of fill. One oak tree and one specimen eucalyptus tree would be removed. The following structures currently exist on the parcel: 8,022 square foot residence with 3,413 square foot basement, 2,286 square foot residential second unit, 997 square foot maintenance building, 945 square foot garage, and 960 square foot shop. The property is a 10.9 square foot parcel zoned 5-E-1.

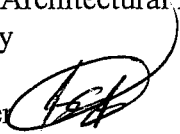
Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit 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: Alice McCurdy

FROM: Brian Banks, Planner 

DATE: November 12, 2010

RE: 10BAR-00000-00150, Browne Demo/New SFD, 10LUP-00000-00398, 1180
Fife Lane, APN 007-480-043

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.

PLEASE SPECIFICALLY COMMENT ON:

- **The project is 740 sq. ft. (12%) below recommended FAR of 5,850 sq. ft.**
 - **Please comment on exterior lighting and landscape lighting.**
-

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow demolition of the existing 5,168 (net) sq. ft. single family dwelling, demolition of 60 (net) sq. ft. of the existing attached garage keeping the remainder, keeping the existing 908 (net) sq. ft. basement, and construction of a new single story dwelling of 5,110 (net) square feet and an attached garage of 743 (net) square feet. The project includes demolition of a portion of the existing site walls and construction of new site walls, new spa, and new landscaping. Removal of one Magnolia tree and one Ginko Biloba tree is proposed. Grading will include 140 cubic yards of cut and 325 cubic yards of fill. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Fife Lane. The property is a 1.62-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-043, located at 1180 Fife Lane in the Montecito Area, 1st Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the 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: November 10, 2010

RE: 10BAR-00000-00036, Luck Lucky Trust Addition, 10LUP-00000-00435, 566
Picacho Lane, APN 011-200-002

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 project is 75 sq. ft. (1.5%) below recommended FAR of 4,925 sq. ft.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of a single story addition of 405 (net) square feet to the existing dwelling and a covered loggia of 483 square feet over the existing patio area. The proposed addition encroaches approximately 5 feet into the required rear yard setback as allowed by the MLUDC Variable Rear Setback provision (Sec. 35.430.150.C.3d). Also proposed are landscape changes including the removal of four non-native trees and new tree and shrub plantings. Grading of less than 50 cu. yards of fill (for landscaping) is proposed. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Picacho Lane. The property is a 1.12-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-002, located at 566 Picacho Lane in the Montecito Area, 1st Supervisorial District.

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

DATE: November 3, 2010

RE: 10BAR-00000-00163/10LUP-00000-00436

Preliminary review indicates that the project complies with the all requirements of the 7-R-2 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:

The project site is comprised of one legal parcel with two legal dwelling units/townhomes. The .29 acre parcel has a recommended FAR of 2,525 square feet [$1,800 + 2,500(.29) = 2,525$ square feet]. The existing development on site totals 1,993 square feet (Unit A = 945 square feet + Unit B = 1048 square feet). The project increases the size of Unit A by approximately 250 square feet net creating a townhome of approximately 1,298 square feet and bringing the total floor area onsite to 2,243 square feet. The development on the project site remains below the recommended Floor Area Ratio.

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 250 square feet (net) of habitable space to the existing 1,048 square foot Townhouse. The addition would infill an area between the existing residence and the detached garage (approximately 490 square feet in size) attaching the dwelling unit and the two-garage. The roofline of the addition would be compatible with the rooflines of the existing structures and would not alter the established maximum height (14 feet). The project would not require any grading or the removal of any native vegetation or trees. The dwelling unit would continue to be served by the Montecito Water and Sanitary districts. Access to the site would remain off an existing private driveway via San Ysidro Road.

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

xc: 10LUP-00000-00436, Case File
David Villalobos
Montecito Association