



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS Meeting Date: November 30, 2009 2:45 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	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzell	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	Alice McCurdy	- <b>Supervising Planner</b>
Peter Edwards		

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

### Site Visit: 1:00 P.M.

View Story Poles for Item No. 4- King Single Family Dwelling Addition & Garage, 2200 Sycamore Canyon Road.  
View Story Poles for Item No. 5- Hannaford SFD Demo/Rebuild, 970 Lilac Drive.

### ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.
- II. **AGENDA STATUS REPORT**

III. MINUTES: The Minutes of November 9, 2009 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 2:45 P. M.**

**DISCUSSION ITEM**

1.

**Lighting Presentation**

The Montecito Board of Architectural Review will receive a presentation from Hans Duus pertaining to lighting.

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

2. **09BAR-00000-00139      Tea Fire- Stamos  
Two Story New Single Family Residence      209 East Mountain Drive**  
(Nicole Mashore, Planner 884-8068)      (Noel Langle, Case Manager 568-2067)      Ridgeline: N/A

Request of Benjamin Lucas, architect for the owners, Greg & Dale Stamos, to consider Case No. 09BAR-00000-00139 for **further conceptual review of a two story new single family residence and attached carport of approximately 2,602 square feet (with the first floor being approximately 1,422 square feet, the second floor being approximately 1,180 square feet) with the carport being approximately 432 square feet. All former structures destroyed in the fire.** The proposed project will require approximately 432 200 cubic yards of cut and fill grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at **209 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/14/09, 11/9/09)

**Mountain Garden, LLC**

**Single Family Addition, Guest House,**

3. **09BAR-00000-00163      Garage Conversion, Pool Terrace and Patios      1340 East Mountain Drive**  
09LUP-00000-00423      (Errin Briggs, Planner 568-2047)      Ridgeline: N/A

Request of Alicia Harrison, agent for the owners, Mountain Garden, LLC, to consider Case No. 09BAR-00000-00163 for **preliminary/final approval of an addition of approximately 2,134 square feet to the existing single family dwelling, a new cabana of approximately 700 square feet, a new guest house of approximately 789 square feet, a new bedroom and bath of approximately 250 square feet converted from the existing attached garage (currently 770 square feet), a new pool/spa of approximately 824 square feet, pool terrace of approximately 921 and covered patios of approximately 561 square feet.** The following structures currently exist on the parcel: a single family dwelling approximately 4,725 square feet with attached garage of approximately 770 square feet, a pool, storage shed. The proposed project will require approximately 350 cubic yards of cut and

approximately 250 cubic yards of fill. The property is a 2.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-026, located at **1340 East Mountain Drive** in the Montecito area, First Supervisorial District.

**King Single Family**

4. **09BAR-00000-00141** **Dwelling Addition & Garage** **2200 Sycamore Canyon Road**  
 09LUP-00000-00361 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Terry Lynn, agent for the owners, Thadius & Terri King, to consider Case No. 09BAR-00000-00141 for **further conceptual review of a second floor addition to the existing single family dwelling of approximately 810 square feet and conversion of the permitted carport into a garage.** The following structures currently exist on the parcel: a single family residence of approximately 2,836 square feet, a carport of approximately 690 square feet and a garage of approximately 400 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at 2200 Sycamore in the Montecito area, First Supervisorial District. (Continued from 9/28/09)

**Hannaford Single Family**

5. **09BAR-00000-00145** **Dwelling Demo/Rebuild** **970 Lilac Drive**  
 09LUP-00000- 00365 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Chris Keller, agent for the owners, Jule & Elizabeth Hannaford, to consider Case No. 09BAR-00000-00145 for **further conceptual review/preliminary approval of a two story single family dwelling, with the first floor consisting of approximately 2,602 square feet and the second floor consisting of approximately 791 square feet and an attached garage of approximately 233 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,788, (to be demolished) a guesthouse of approximately 398 square feet and a detached garage of approximately 475 square feet. The proposed project will require approximately 716 cubic yards of cut and 53 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at 970 Lilac Drive in the Montecito area, First Supervisorial District. (Continued from 10/12/09, 11/9/09)

**Spencer Single Family Dwelling**

6. **09BAR-00000-00177** **Second Story Addition & Remodel** **593 Picacho Lane**  
 (No Planner Assigned) Ridgeline: N/A

Request of Stephen Olson, architect for the owners, Steven Spencer, to consider Case No. 09BAR-00000-00177 for **conceptual review of an addition to an existing single family residence of approximately 1,087 square feet second story addition of to the existing residence of approximately 536 square feet and remodel of approximately 187 square feet. The following structures currently exist on the parcel: a single family residence of approximately 1,987 square feet and an attached garage of approximately 560 square feet.** The proposed project will not require grading. 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.

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

- |                             |   |                              |
|-----------------------------|---|------------------------------|
| <b>7. 09BAR-00000-00182</b> | <b>Crane School<br/>Revised Master Plan</b> | <b>1795 San Leandro Lane</b> |
| 09CUP-00000-00042           | (Errin Briggs Planner 568-2047)             | Ridgeline: N/A               |

Request of Stephanie Diaz, agent for the owners, Crane School, to consider Case No. 09BAR-00000-00182 for **conceptual review of a proposed 39,985 square feet of new development including additions to existing buildings and the construction of six new buildings. The project also includes a reconfigured parking lot, playfields and a comprehensive landscape plan.** The following structures currently exist on the parcel: includes 15 buildings totaling approximately 31,720 square feet. The proposed project will require approximately 2,589 cubic yards of cut and approximately 2,589 cubic yards of fill. The property is a 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, 007-340-039, 007-340-040 located at **1795 San Leandro** 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: Nicole Mashore, Planner

DATE: November 30, 2009

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

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The proposed project is subject to the requirements of the 2-E-1 zone, Montecito Land Use Development Code and the Comprehensive Plan, including the Montecito Community Plan. The proposed project appears to conform to applicable height requirements (measured from existing grade),

This project may proceed for:

- |          |                          |
|----------|--------------------------|
| <b>X</b> | <b>CONCEPTUAL REVIEW</b> |
|          | <b>PRELIMINARY</b>       |
|          | <b>FINAL</b>             |
|          | <b>REVISED FINAL</b>     |

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

The proposed project is for a new single family residence of approximately 2,602 square feet and carport of approximately 432 square feet. All former structures, including a 1,169 square foot residence and 560 square foot guesthouse were destroyed in the fire. The proposed project will require 200 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-022, located at 209 East Mountain Drive in the Montecito area, First Supervisorial District.

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

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Montecito Board of Architectural Review  
Attn: Alice McCurdy

**FROM:** Errin Briggs, Planner

**DATE:** November 30, 2009

**RE:** Mountain Garden Addition, Guest House & Cabana, 1340 East Mountain Drive  
Case No. 09LUP-00000-000423, APN 011-050-026, 09BAR-00000-00163

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Preliminary review indicates that the project complies with 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 the Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

<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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Because there is a 16-foot drop in elevation within 100 feet of the footprint of the residence, the project is subject to the hillside/ridgeline guidelines pursuant to Section 35.452.040. The area of the site that triggers the 16-foot drop in elevation is limited to approximately 30 square feet and is located within a man-made drainage swale. Because the hillside/ridgeline guidelines in this case are triggered by a minor topographic variation, the Director has granted an exemption to the hillside/ridgeline guidelines pursuant to Section 35.452.040.B.3 which states:

- 3. Exemptions allowed by the Director. The Director may exempt a new structure or an alteration to an existing structure from compliance with these guidelines if he determines that the proposed site is on or adjacent to a minor topographic variation (e.g., gully)*

*such that the 16 foot drop in elevation is not the result of a true ridgeline or hillside condition.*

**MBAR Comments from October 26, 2009 Conceptual review:**

1. The project is nicely done; very well integrated into the site.
2. The design provides a graceful and welcoming approach to the house.
3. Using varied plant material (sun versus shade; height etc.) and a looser quality (as opposed to a formal hedge) amongst the oaks would complement the natural setting.
4. The pool decking material should integrate with the natural quality of the site.
5. The project can come back for preliminary approval once the planner indicates it is ready.
6. At the next meeting, the MBAR would like to see colors, materials, and a lighting plan.
7. Outdoor lighting should be minimal.
8. Planner to check square footage and building heights. (Consistent)

No story poles or site visit required.

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**PROJECT DESCRIPTION:**

**The request is for a Land Use Permit to allow demolition of an existing pool and associated pool equipment shed and the construction of a 2,134 addition to an existing single-family residence, a new 789 square foot guest house, a new 700 square foot cabana and a new pool. The residential addition includes an interior remodel and a partial garage conversion resulting in a new, 7,034 square foot residence with an attached 500 square foot garage. The height of the residence would be approximately 22 feet, four inches. Also included with the project is the construction of a new game court, a new terraced garden, a pool terrace connecting the guest house, pool and cabana, a 120 square foot gazebo and solar panel array to heat the new pool. A new, 6-foot main entrance gate with associated 8-foot columns, a new, 6-foot service entry gate and a site wall (outside of front setback) would also be constructed. Additionally, several retaining walls would be constructed near the residence and upper portion of the site surrounding the orchard/garden and the guest house/cabana complex. The guest house would be approximately 14 feet in height and the cabana would be approximately 19 feet in height. Grading would include approximately 350 cubic yards of cut, 250 cubic yards of fill and 100 cubic yards of export. No trees are proposed for removal. The parcel would continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. The property is currently developed with a 4,900 square foot residence with attached garage, a pool and a gardener's shed. Access would continue to be provided off of East Mountain Drive. The property is a 2.66-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-026, located at 1340 East Mountain Drive in the Montecito Area, First Supervisorial District.**

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

Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**


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

G:\GROUP\Permitting\Case Files\LUP\09 Cases\09LUP-00000-00423 Mountain Garden\MBAR Memo Prelim Final 11.30.09.doc

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: November 16, 2009

RE: 09BAR-00000-00141, King Second Story Addition/Garage, 09LUP-00000-00361, 2200 Sycamore Canyon Rd, APN 013-180-001

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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:

- FURTHER CONCEPTUAL/PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

APPROVAL by your board.

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NOTE:

- 1) There is a current building violation case in process for the unpermitted construction in progress consisting of the conversion of the permitted carport into a garage and the second story element above the garage. The applicant proposes an addition to the SFD above garage and connected to the SFD with a hallway to abate this violation.
- 2) Based upon a recent survey, it has been determined that portions of the proposed addition will encroach into the required rear yard setback. The applicant proposes to utilize a variable rear yard setback as allowed under the variable rear yard setback

provision (Sec. 35.430.150C.3.d) of the Montecito LUDC. The proposed encroachment is no closer than 15 ft. to the rear property line and is compensated by an offsetting area of the same size ("no-build" area).

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow an 810 sq. ft. second story addition to the existing single family dwelling consisting of a new den and conversion of the permitted carport into a three car garage of 690 sq. ft. The height of the proposed addition shall be 21 ft. No grading is proposed. No tree or native vegetation removal is proposed. The proposed residence will continue to be served by the Montecito Water District, Montecito Sanitary District and Montecito Fire District. Access to the site will continue to be taken from Sycamore Canyon Road. The property is a 0.79-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-001, located at 2200 Sycamore Canyon Road in the Montecito Planning Area, First Supervisorial District.

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

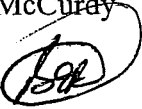
cc: Case File (to Planner)  
✓ Sharon Foster  
Applicant/Agent  
Montecito Association

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: November 20, 2009

RE: 09BAR-00000-00145, Hannaford Demo/New SFD, 09LUP-00000-00365, 970  
Lilac Dr., APN 007-110-039

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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:

- PRELIMINARY**
- PRELIMINARY/FINAL**
- FINAL**
- REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow demolition of the existing 1,788 sq. ft. one-story single family dwelling and construction of a new 3,600 (net) sq. ft. two-story single family dwelling with 250 (net) sq. ft. attached garage, new swimming pool, spa, patio area and a new septic tank. Also proposed is the remodel of the existing guesthouse and detached garage with no changes to the size or height of the structures. The proposed new dwelling will be approx. 26 ft. in height. Eighteen non-native trees are proposed for removal. No oak tree or native vegetation removal is proposed. Invasive vegetation within the Environmentally Sensitive Habitat is proposed to be removed and replaced with drought-tolerant native vegetation. Grading of approx. 716 cu. yards cut/ 53 cu. yards fill is proposed. The proposed residence will continue to be served by the Montecito Water District, Montecito Fire District and a private septic system. Access to the site will continue to be taken from Lilac Drive. The property is a 1.03-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at 970 Lilac Drive in the Montecito 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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