



# COUNTY OF SANTA BARBARA

---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: December 1, 2008  
3:00 P.M.**

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

---

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

---

- 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. 9 – Starnes Addition, New Garage, 08BAR-00000-00232, 1580 Ramona Lane.**

**View Story Poles for Item No. 7 – Lindsey New Single Family Dwelling Garage and Cabana, 08BAR-00000-00189, 2535 Sycamore Canyon Road.**

**View Story Poles for Item No. 5- Topper Single Family Dwelling and Addition and New Cabana and Pool, 08BAR-00000-00183, 171 Butterfly Lane.**

---

## II. MONTECITO CONSENT AGENDA

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

C-1.	<b>08BAR-00000-00208</b> 08CDP-00000-00059	<b>FAEC Holdings 401709, LLC</b> <b>Addition and Garage</b> (Brian Banks, Planner 568-3559)	<b>222 Butterfly Lane</b> Ridgeline: N/A
------	---	---	---

Request of Michael Stroh, architect for the owner, FAEC Holdings 401709, LLC., to consider Case No. 08BAR-00000-00208 for **final on consent OF a 1,459 square foot residential addition, garage of 653 square feet and a new finished basement of 632 square feet.** The following structure currently exists on the parcel: residence of approximately 2,372 square feet. The proposed project will approximately 350 cubic yards of cut and approximately 617 cubic yards of fill. The property is a 0.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-084, located at **222 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 09/08/08, 10/20/08, and 11/03/08, 11/17/08)

C-2	<b>07BAR-00000-00333</b> 08LUP-00000-00323	<b>Phillips Addition</b> <b>Garage/Guesthouse</b> (J. Ritterbeck, Planner 568-3509)	<b>1037 Alston Road</b> Ridgeline: N/A
-----	---	---	---

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

### 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.

### III. AGENDA STATUS REPORT

**IV. MINUTES:** The Minutes of November 3, 2008 and November 17, 2008 will be considered, and the Minutes of October 20, 2008 will be reconsidered.

### V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

### VI. STAFF UPDATE

**STANDARD AGENDA:**

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

**FINAL APPROVAL**

- |           |   |  |  |
|-----------|---|--|--|
| <b>1.</b> | <b>08BAR-00000-00223</b><br>08SCC-00000-00016 | <b>Santa Barbara Bank<br/>and Trust Wall Sign</b><br>(Brian Banks, Planner 568-3559) | <b>1486 East Valley Road</b><br>Ridgeline: N/A |
|-----------|---|--|--|

Request of Gil Garcia, architect for the owners, 1486 East Valley Road LLC, to consider Case No. 08BAR-00000-00223 for **final approval of a wall sign**. The following structure currently exists on the parcel: a commercial building of approximately 7,104 square feet. The proposed project will not require grading. The property is a 0.40 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-080, located at **1486 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 10/06/08, 10/20/08)

- |           |   |  |  |
|-----------|---|--|--|
| <b>2.</b> | <b>01BAR-00000-00272</b><br>90-CP-096 RV01<br>07LUP-00000-00821 | <b>Westmont College – Phase 1 Development<br/>of Campus Master Plan</b><br>(Alex Tuttle, Planner 884-6844) | <b>955 La Paz Road</b><br>Ridgeline: Urban |
|-----------|---|--|--|

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **revised final approval of all Phase I improvements of the Westmont College Campus Master Plan. Specifically, final approval is revised to incorporate the Chapel/Auditorium along with the other approved buildings and infrastructure, including construction of the new campus entrance and perimeter drive, Winter Hall, Adams Center, Residence Hall, Observatory, Central Plant, and Track Storage, and re-orientation of the baseball field and track and infield**. Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06, 12/03/07, 1/07/08, 2/11/08, 2/25/08, 3/10/08, 3/24/08, 6/16/08, 9/22/08)

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

**PRELIMINARY APPROVAL**

- |           |   |   |  |
|-----------|---|---|--|
| <b>3.</b> | <b>08BAR-00000-00188</b><br>08LUP-00000-00570 | <b>Grimm LLC Demo/Rebuild SFD and<br/>Pool Cabana</b><br>(Lisa Martin, Planner, 568-2032) | <b>2084 East Valley Road</b><br>Ridgeline: N/A |
|-----------|---|---|--|

Request of Michael Stroh, architect for the owner, Grimm Investments LLC, to consider Case No. 08BAR-00000-00188 for **preliminary/final approval of the demolition of an existing one-story residence, guesthouse and garage; and reconstruction of a new 4,455 square foot two-story single-family dwelling with an attached 736 square foot garage and a new detached 796 square foot pool cabana**. The project also includes new landscape and hardscape, new trellis covered fireplace/bbq area, and new pool and spa. The following structures currently exist on the parcel: residence of approximately 2,295 square feet, guesthouse of approximately 816 square feet and detached garage of approximately 366 square

feet (all to be demolished). The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is an 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-015, located at 2084 East Valley Road in the Montecito area, First Supervisorial District. (Continued from 8/25/08)

- |    |                          |   |                                 |
|----|--------------------------|---|---------------------------------|
| 4. | <b>08BAR-00000-00182</b> | <b>Bird Single Family<br/>Dwelling Addition</b> | <b>1188 East Mountain Drive</b> |
|    | 08LUP-00000-00477        | (Megan Lowery, Planner 568-2517)                | Ridgeline: N/A                  |

Request of Joe Ewing, architect for the owners, Richard and Paula Bird, to consider Case No. 08BAR-00000-00182 for **preliminary/final approval of an addition of approximately 913 square feet**. The following structures currently exist on the parcel: residence of approximately 5,655 square feet and a garage of approximately 913 square feet. The proposed project will not require grading. The property is a 2.18 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-020-009, located at **1188 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/11/08, 9/08/08)

- |    |                          |  |                           |
|----|--------------------------|--|---------------------------|
| 5. | <b>08BAR-00000-00183</b> | <b>Topper SFD Addition and<br/>New Cabana and Pool</b> | <b>171 Butterfly Lane</b> |
|    | 08CDP-00000-000131       | (J. Ritterbeck, Planner 568-3509)                      | Ridgeline: N/A            |

Request of Tom Smith, architect for the owner, Alexia Topper, to consider Case No. 08BAR-00000-00183 for **preliminary approval of a new cabana of approximately 377 square feet, a new pool and a new 2,030 square foot addition to the existing SFD**. The following structures currently exist on the parcel: residence of approximately 2,090 square feet and an accessory building of approximately 159 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 8/11/08, 11/03/08)

- |    |                          |   |                        |
|----|--------------------------|---|------------------------|
| 6. | <b>08BAR-00000-00084</b> | <b>Lombard New Single Family Dwelling,<br/>Attached Garage and Cabana</b> | <b>819 Ashley Road</b> |
|    | 08LUP-00000-00184        | (J. Ritterbeck, Planner 568-3509)   | Ridgeline: N/A         |

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **preliminary approval of a new two story single-family residence of approximately 5,506 square feet with a new 587 square foot two car garage and an approximately 1,778 square foot basement and construction of a new cabana of approximately 425 square feet and with a trellis of approximately 658 square feet**. Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import. No trees will be removed as part of this project. The parcel will be served by the Montecito Water District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Ashley Road. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/19/08, 8/25/08, 10/20/08, 11/17/08)

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

- |    |                          |   |                                      |
|----|--------------------------|---|--------------------------------------|
| 7. | <b>08BAR-00000-00189</b> | <b>Lindsey New Single Family Dwelling<br/>Garage &amp; Cabana</b> | <b>2535 Sycamore Canyon<br/>Road</b> |
|    | 08LUP-00000-00596        | (Eric Gage, Planner 568-2002)                                     | Ridgeline: N/A                       |

Request of Thiep Cung, architect for the owners, Joan and Jim Lindsey, to consider Case No. 08BAR-00000-00189 for **preliminary approval of a new residence of approximately 12,195**

**square feet, a detached garage of approximately 800 square feet and a new pool cabana of approximately 230 square feet.** The following structures currently exist on the parcel: a detached residential second unit of approximately 996 square feet, a one-car garage of approximately 230 square feet and a four-car garage of approximately 841 square feet. The proposed project will require approximately 1,665 cubic yards of cut and no fill. The property is a 16.440 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at **2535 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 8/25/08)

### CONCEPTUAL REVIEW

8. **08BAR-00000-00196 Singer Remodel/Addition/New Garage 612 Cowles Road**  
08LUP-00000-00475 (Megan Lowery, Planner 568-2517) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Maurice Singer, to consider Case No. 08BAR-00000-00196 for **further conceptual review/preliminary/final approval of an addition of approximately 1,077 square feet, a new deck of approximately 230 square feet, a new garage of approximately 506 square feet, a carport conversion of approximately 254 square feet and a demolition of approximately 52 square feet.** The following structure currently exists on the parcel: residence of approximately 2,930 square feet. The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-170-035, located at **612 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 9/8/08)

9. **08BAR-00000-00232 Starnes Addition, New Garage, Cabana 1580 Ramona Lane**  
(Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Rick Starnes, owner, to consider Case No. 08BAR-00000-00232 for **further conceptual review of a first floor addition of approximately 1,196 square feet and a second floor addition of approximately 1,214 to the existing residence, an attached garage of approximately 800 square feet, and a cabana of approximately 700 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet. The proposed project will require approximately 50 cubic of cut and approximately 50 cubic yards of fill. The property is a 0.50 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-014, located at 1580 Ramona Lane in the Montecito area, First Supervisorial District. (Continued 10/20/08)

10. **08BAR-00000-00206 Turicchi Addition and Pavilion 1355 East Mountain Drive**  
08LUP-00000-00502 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Thomas Meaney, architect for the owner, Lannette Turicchi, to consider Case No. 08BAR-00000-00206 for **further conceptual review of an addition of approximately 530 square feet and a pavilion of approximately 630 square feet.** The following structure currently existS on the parcel: residence of approximately 4,420 square feet. The proposed project will require approximately 150 yards of cut and approximately 150 yards of grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 9/08/08, 11/03/08 and 11/17/08)

Item will be continued to the meeting of December 15, 2008.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: December 1, 2008

RE: **08BAR-00000-00084 Lombard New SFD, Pool, Cabaña & Grading  
819 Ashley Road, Montecito  
Case No. 08LUP-00000-00184, APN 022-040-042**

---

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan.

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

This project may proceed for:

**PRELIMINARY**

Approval by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- Numerous neighbor comments pertaining to Neighborhood Compatibility and Size-Bulk-Scale.
  - Biological Report addresses the proposed development with Mapped ESH – Riparian Corridor – Oak Woodland.
- 

**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow construction of a new 5,506 sq. ft. 2-story single-family dwelling with a new 587 sq. ft. attached 2-car garage and a 1,512 sq. ft. basement, and construction of a new 425 sq. ft. cabaña with an attached 658 sq. ft. trellis. Grading will include 625 cubic yards of cut and 755 cubic yards of fill, including 130 cubic yards of import. No trees will be removed as a part of this project. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Ashley Road. The property is a 1.91-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-042, located at 819 Ashley Road in the Montecito Community Plan Area, First Supervisorial District.**

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

**Final approval of the Land Use Permit is subject to my review.**

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

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Board of Architectural Review  
Attn: June Pujó

FROM: J. Ritterbeck, Planner

DATE: December 1, 2008

RE: 08BAR-00000-00183, Topper New SFD Additions, Garage, Cabaña, Pool & Spa  
Case No. 08CDP-00000-00131, 171 Butterfly Ln, Montecito, APN 009-161-009

---

Preliminary review indicates that the project may not comply with the all zoning requirements for the 2-E-1 zone district and may not be compatible with the requirements of the Montecito Land Use Development Code and the policies of the Montecito Community Plan.

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

This project may proceed for:

**PRELIMINARY**

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- Neighborhood Compatibility of 2<sup>nd</sup> story addition to SFD

---

**PROJECT DESCRIPTION:**

The project is for a Coastal Development Permit to allow the follow development: 1) demolition of the unpermitted 272 sq. ft. addition to an existing 176 sq. ft. garden shed, 2) legalize the previous unpermitted conversion of the attached garage to 475 sq. ft. of habitable space, 3) construction of 1,068 sq. ft. of new first floor additions to the existing SFD, 4) construction of 1,109 sq. ft. of new second floor additions to the existing SFD, 5) construction of a new 427 sq. ft. attached 2-car garage, 6) construction of a new 376 sq. ft. cabaña. Grading will be less than 50 cubic yards of cut and fill, and only one citrus tree will be removed as a component of this project\*. 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 Butterfly Lane. The property is a 1.08-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-161-009, located at 171 Butterfly Lane in the Montecito Area, 1<sup>st</sup> Supervisorial District.

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

**Final approval of the Coastal Development Permit is subject to my review.**

cc: Case File (to J. Ritterbeck, Planner)  
David Villalobos  
Applicant/Agent  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Montecito Board of Architectural Review  
Attn: June Pujo

**FROM:** Alex Tuttle

**DATE:** November 24, 2008

**RE:** 01BAR-00000-00272, Westmont College Master Plan Phase I Development,  
07LUP-00000-0082, 955 La Paz Road, APN 013-050-018

---

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

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

This project may proceed for:

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

The design of the chapel which has been refined. The chapel received preliminary approval but was not part of the Phase I project that was approved by the MBAR on 9/22/08. Revised final approval will include all Phase I project elements.

---

**PROJECT DESCRIPTION:**

**The proposed project is for construction of Phase I of the Westmont College Master Plan, including construction of the new campus entrance on Cold Spring Road and perimeter drive, construction of approximately 162,506 gross square feet of buildings, including Winter Hall, Chapel/Auditorium, Adams Center, Residence Hall, Observatory, Central Plant, and Track Storage, and re-orientation of the baseball field and track and infield. The project includes all landscaping associated with Phase I development and the campus perimeter, as well as exterior lighting. Drainage improvements, including vegetated swales, detention basins, and other treatment features are included as part of Phase I development. The project will require the removal of numerous trees that will be replaced on-site as part of the tree protection and replacement program.**

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\07 cases\07LUP-00000-00821 Westmont\Revised Final MBAR Memo.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks

DATE: November 12, 2008

RE: 08BAR-00000-00223, SBB&T Sign, 08SCC-00000-00016, 1486 East Valley Rd, APN 011-200-080

---

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

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

This project may proceed for:

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

- **Lettering Size**
- 

**PROJECT DESCRIPTION:**

The proposed project is for a new approximately 28 square foot wall sign to identify an office building tenant. The first line of sign text reads "Santa Barbara Bank & Trust" in eight inch letters using company font. The second line reads "Family Wealth Management" in six inch letters using a font to match the existing building identifier of "The Old Firehouse". The lettering will be black painted metal mounted to the existing wall. The proposed sign will face East Valley Road. The sign is proposed to be illuminated by a new light fixture mounted in the existing planter area below.

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

G:\GROUP\P&D\Digital Library\Protos & Templates\Planning Permit Processing\Case Management\BAR Memos\Inland\MBAR Memo.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: December 1, 2008

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

---

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

**FINAL**

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

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

---

**PROJECT DESCRIPTION:**

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

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

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks

DATE: October 27, 2008

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

---

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

- CONCEPTUAL**
- PRELIMINARY**
- FINAL**
- REVISED FINAL**

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

Landscape plan

---

**PROJECT DESCRIPTION:**

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

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


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

G:\GROUP\PERMITTING\Case Files\CDP\2000s\08 cases\08CDP-00000-00159-FAEC Holdings\08BAR-00208  
MBAR Memo\_Final.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Lisa S. Martin 

DATE: November 24, 2008

RE: 08BAR-00000-00188, Grimm SFD Demo/Rebuild & New Pool Cabana  
08LUP-00000-00570, 2084 East Valley Road, Parcel Number 007-140-015

---

Preliminary review indicates that the project complies with the all requirements of the 3-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

---

PLEASE SPECIFICALLY COMMENT ON:

---

**PROJECT DESCRIPTION:**

The proposed project is for the demolition of an existing 2,295 sq. ft. residence and an existing detached garage and guesthouse, and construction of a new 4,455 sq. ft. two-story single-family residence with an attached 798 sq. ft. garage. The new residence would have a maximum height of approximately 31 feet. A new swimming pool, spa, decking, pool

equipment room and pool cabana are also proposed. The cabana would be approximately 796 sq. ft. and would have a maximum height of approximately 16 feet. The project also includes retaining walls, terraces and new hardscaping, a trellis covered patio area with an outdoor fireplace and barbeque, repaving of the motor court area, and new entry gates and walls. Grading will include 205 cubic yards of cut and 170 cubic yards of fill, with 35 cubic yards of export. The project would require approximately 0.5 acre of vegetation removal and relocation of one non-native (Silk Floss) tree. Access would continue to be provided via the existing driveway off of East Valley, with additional service access from Oak Grove.

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  
Attn: June Pujo

FROM: Eric Gage

DATE: December 1, 2008

RE: BAR No. 08BAR-00000-00189, Lindsey New SFD, Cabana, Garage  
LUP No. 08LUP-00000-00596, 2535 Sycamore Canyon Road, 011-120-072

---

Preliminary review indicates that the project complies with the all requirements of the 5-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 checked="" type="checkbox"/> | <b>PRELIMINARY</b>       |
| <input type="checkbox"/>            | <b>PRELIMINARY/FINAL</b> |
| <input type="checkbox"/>            | <b>FINAL</b>             |
| <input type="checkbox"/>            | <b>REVISED FINAL</b>     |

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

Please comment on exterior lighting plan and proposed fixtures.

---

**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow construction of a 12,195 square foot single-family dwelling, 800 square foot detached garage, and 665 square foot pool cabana, and convert an existing 650 square foot single-family residence into a gatehouse. Grading will include 1,634 cubic yards of cut and 985 cubic yards of fill. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Sycamore Canyon Road. The property is a 16.4-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at 2535 Sycamore Canyon Road in the Montecito Community Plan Area, First Supervisorial District.**

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

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

\\Padfs01\pad\$\GROUP\PERMITTING\Case Files\LUP\08 cases\08LUP-00000-00596 Lindsey\MBAR Memo Prelim 12-1-08.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Eric Gage

DATE: December 1, 2008

RE: Case No. 08BAR-00000-00232, Starnes Addition, Cabana  
Case No. 08CDP-00000-00178, 1580 Ramona Lane, APN 007-311-014

---

Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-1 district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

Please comment on Montecito Architectural Guidelines topics of landscape screening for privacy, and maximum recommended floor area. The proposed 3,413 s.f. residence is 12% over maximum recommended floor area of 3,050 s.f.

---

**PROJECT DESCRIPTION:**

The project is for a Coastal Development Permit to allow demolition of a tennis court and three 185 square foot sheds, and the construction of a 700 square foot cabana, and a 2,282 square foot addition to an existing single-family 1,131 square foot residence. The proposed residence is a total of 3,413 square feet, with a 2,206 square foot first story and a 1,248 square foot second story. The proposed grading will include 178 cubic yards of cut and 0 cubic yards of fill. Seven non-significant fruit trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Ramona Lane. The property is a 0.5-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-014, located at 1580 Ramona Lane in the Montecito Community Plan Area, First Supervisorial District.

**The proposed project is for**

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

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

G:\GROUP\Permitting\Case Files\CDP\2000s\08 cases\08CDP-00000-00178 Starnes\MBAR Memo - Starnes C 12-1-08.doc

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujó

FROM: Megan Lowery

DATE: November 25, 2008

RE: Bird Garage Conversion and Addition

---

Preliminary review indicates that the project complies with the all requirements of the 3-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

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

This project may proceed for:

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

**APPROVAL** by your board.

---

**PLEASE SPECIFICALLY COMMENT ON:**

H-MON overlay applies

Parcel = 2.18 acres

Recommended Maximum House Net Floor Area for 2-acre parcel: 4300 sq. ft.

Existing Net Floor Area: 5655 sq. ft.

Proposed Net Floor Area: 6490 sq. ft. (without garage)

New Garage Net Floor Area: 713 sq. ft.

Total Footprint (with new garage): 7203 sq. ft.

---

**PROJECT DESCRIPTION:**

**The proposed project is for the conversion of an existing 752 sq. ft. (gross) garage and an addition of approximately 161 sq. ft. (gross) resulting in 913 sq. ft. (gross) of new habitable space. And the addition of a new attached garage of 768 sq. ft. (gross)**

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  
Agent: Joe Ewing, 1187 Coast Village Rd., I-344, Montecito, CA 93108  
Montecito Association

G:\GROUP\Permitting\Case Files\LUP\08 cases\08LUP-00000-00477-Bird\MBAR Memo.doc