



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

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

**Meeting Date: December 12, 2011 2:00 P.M.**

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

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

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- *Site Visit & Story Poles: 12:00*
    - No. # 6- 11BAR-00000-00173 EV Marvista LLC Remodel, Addition & New Pool House- 1600 East Mountain Drive
    - No. # 7- 11BAR-00000-00072 Hughs Demo New SFD and New Basement-942 Hot Springs Road
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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 21, 2011 will be considered.
- IV. MONTECITO CONSENT AGENDA**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P.M.**

- |                               |                                       |                       |
|-------------------------------|---------------------------------------|-----------------------|
| <b>C-1. 11BAR-00000-00176</b> | <b>Clark Additions</b>                | <b>629 San Ysidro</b> |
| 11LUP-00000-00420             | (Kimberley McCarthy Planner 568-2005) | Ridgeline: N/A        |

Request of Kurt Magness, architect for the owners, Christian & Tommy Clark, to consider Case No. 11BAR-00000-000176 for **final approval on consent of an addition to an existing porch of approximately 247 square feet and will be enclosed and remodeled into a bathroom and an addition of 576 approximately square feet to an already existing bedroom.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,668 square feet, a detached garage of approximately 340 square feet. The proposed project will not require grading. The property is a 1.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-018, located at **629 San Ysidro** in the Montecito area, First Supervisorial District. (Continued from 11/21/)

- 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 2:00 P. M.**

**FINAL APPROVAL**

- |                             |  |                                 |
|-----------------------------|--|---------------------------------|
| <b>1. 10BAR-00000-00208</b> | <b>Sheldon New Two Story Single Family Dwelling &amp; Garage Remodel</b> | <b>1530 Miramar Beach Drive</b> |
| 11CDH-00000-00002           | (J. Ritterbeck, 568-3509)  | Ridgeline: N/A                  |

Request of AB Design Studio, architect for the owners, Michael & Nancy Sheldon, to consider Case No. 10BAR-00000-00208 for **final approval of a new two story single family dwelling with the first floor being approximately 1,622 square feet, the second story being approximately 1604 square feet and a remodel of an existing detached garage of approximately 413 square feet and new deck areas of approximately 1,362 square feet total.** The following structures currently exist on the parcel: a two story single family home of approximately 1,178 total square feet, to be demolished, and a detached garage of approximately 413 square feet to

remain and be remodeled. The proposed project will require approximately 265 cubic yards of cut and approximately 11 cubic yards of fill or will not require grading. The property is a .10 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-018, located at **1530 Miramar Beach Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/24/11, 10/31/11, 11/21/11)**

- |                             |  |                                |
|-----------------------------|--|--------------------------------|
|                             | <b>Booth New</b>                           |                                |
| <b>2. 10BAR-00000-00143</b> | <b>Single Family Dwelling &amp; Garage</b> | <b>1795 Fernald Point Lane</b> |
| 11CDH-00000-00009           | (J. Ritterbeck, Planner 568-3509)          | Ridgeline: N/A                 |

Request of Jennifer Foster, agent for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **final approval of a new two story single family dwelling with the first floor being approximately 1,887 square feet and the second floor being approximately 854 square feet and a detached garage of approximately 483 square feet. The project is also for Preliminary approval of the proposed 1'-2" Modification to the required 5-foot [northern] side setback to reduce it to 3'-10"**. The house has been moved back towards the north in order to maximize the distance between the proposed new SFD and the existing SFD of the southern neighbor. The parcel is currently developed with an in-ground swimming pool only, but received prior approval for construction of a new 2,606 sq. ft. SFD and 400 sq. ft. garage via 04CDH-00000-00042, which is still a valid permit. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. **(Continued from 10/11/10, 12/6/10, 3/14/11/4/21/11)**

**PRELIMINARY APPROVAL**

- |                             |  |                        |
|-----------------------------|--|------------------------|
|                             | <b>Westmont College Addition</b>         |                        |
| <b>3. 11BAR-00000-00068</b> | <b>Exterior Remodel and Deck Removal</b> | <b>915 La Paz Road</b> |
| 11LUP-00000-00207           | (Kimberley McCarthy, Planner 884-6844)   | Ridgeline: N/A         |

Request of Pete Ehlen, architect for the owners, Westmont College, to consider Case No. 11BAR-00000-00068 for **preliminary/final approval on consent of an addition to the existing single family dwelling of approximately 130 square feet, removal of the existing wood siding to be replaced with plaster and a portion of the deck to be removed.** The following structures currently exist on the parcel: an existing single family dwelling of approximately 1,613 square feet, a detached garage of approximately 413 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The property is a 1.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-080-006, located at **915 La Paz Road** in the Montecito area, First Supervisorial District. **(Continued from 5/23/11)**

- |                             |                                    |                           |
|-----------------------------|------------------------------------|---------------------------|
| <b>4. 09BAR-00000-00063</b> | <b>Kuyt-Devor Demo/Rebuild SFD</b> | <b>275 Butterfly Lane</b> |
| 09LUP-00000-00212           | (J. Ritterbeck, Planner 568-3509)  | Ridgeline: Urban          |

Request of Bryan Pollard architect for the owners, Fred Kuyt and Melissa Devor, to consider Case No. 09BAR-00000-00063 for **revised preliminary/final approval of a two story single family dwelling of approximately 3,240 square feet with the first floor consisting of approximately 2,410 square feet with the second floor consisting of approximately 830 square feet and an existing two story attached garage of approximately 420 square feet and an approximately 195 square foot study.** The following structure currently exists on the parcel: single family dwelling (to be demolished) of approximately 1,500 square feet. The proposed project will require approximately 65 cubic yards of cut and no fill. The property is a .51 acre/square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at **275 Butterfly Lane** in the Montecito area, First Supervisorial District. **(Continued from 4/06/09 and 5/04/09, 7/13/09, 8/10/09)**

5. **11BAR-00000-00100**                      **Usher Demo and New Single Family Dwelling**                      **1301 East Mountain Road**  
11LUP-00000-00237                      (J. Ritterbeck, Planner 568-3509)                      Ridgeline: N/A

Request of Don Nulty, architect for the owner, Kinka Usher, to consider Case No. 11BAR-00000-00100 for **preliminary approval of a demo/rebuild of a new two-story SFD with the first floor being of approximately 4,720 square feet, the second floor being 2,696, and a basement area of approximately 1,985 square feet (which includes, in part, an ARSU). Also for review are a detached garage of approximately 450 square feet, a cabana of approximately 800 square feet and a new pool and tennis court.** The following structures currently exist on the parcel: An existing house and tennis court to be demolished. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.83-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at **1301 East Mountain Road** in the Montecito area, First Supervisorial District. **(Continued from 7/11/11, 7/25/11, 8/29/11, 11/21/11)**

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

6. **11BAR-00000-00173**                      **EV Mar Vista LLC, Addition,  
Remodel and New Pool House**                      **1600 East Mountain Drive**  
11LUP-00000-00436                      (Kimberley McCarthy Planner 568-2005)                      Ridgeline: N/A

Request of Ken Mineau & Al Windsor, architects for the owner, EV Mar Vista LLC, to consider Case No. 11BAR-00000-00173 for **preliminary/final approval review of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 1,262 square feet, a breakfast room of approximately 170 square feet, construction of a new two story accessory structure with the first floor being approximately 355 square feet, and the second floor being approximately 430 square feet, addition of landscape stairs and landing at proposed pool house, a new site walls at pool house and a basement addition of approximately 441 square feet and validation of existing bath house and water tank.** The following structures currently exist on the parcel: a two story single family dwelling of with the first floor being approximately 4,341 square feet, the second floor being 1,621 square feet, the basement being approximately 147 square feet, an attached garage of approximately 854 square feet, a detached guesthouse of approximately 1,600 square feet, and a detached garage of approximately 400 square feet, a 167 square foot trellis to be demolished, a chimney at the laundry room to be removed, and a second floor wrought iron balcony to be removed. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 4.54 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-010, located at **1600 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 11/21/11)**

### CONCEPTUAL REVIEW

7. **11BAR-00000-00172**                      **Hughes Demo, New Single Family  
Dwelling and Basement**                      **942 Hot Springs Road**  
11LUP-00000-00456                      (Brian Banks, Planner 568-3559)                      Ridgeline: N/A

Request of Don Nulty, architect for the owners, Jim & Cynthia Hughes, to consider Case No. 11BAR-00000-00172 for **further conceptual review of a new two story single family dwelling with the first floor being approximately 4,681 square feet, the second floor being approximately 4,362 square feet, a basement of approximately 6,664 square feet, with an underground garage.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,253 square feet total, a attached garage of approximately 754 square feet all to be demolished, and a detached accessory structure of approximately 385 square feet, to remain. The proposed project will require approximately 3,000 cubic yards of cut, for the excavation of the new basement and approximately 3,000 cubic yards of fill. The property is a 3.13 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-040, located at **942 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 11/21/11)**

8. **11BAR-00000-00198** **Howe New Detached 4 Car Garage** **1482 Mountain Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Brian Miller architect for the owners, Michael Howe, to consider Case No. 11BAR-00000-00198 for **conceptual review of a new four car garage of approximately 773 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,344 square feet, a cabana of approximately 324 square feet. The proposed project will require approximately 48 cubic yards of cut and approximately 48 cubic yards of fill. The property is a 2.8 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-060-025, located at **1482 Mountain Drive** in the Montecito area, First Supervisorial District.

9. **11BAR-00000-00192** **Prairie/Hockberg Demo,  
New Single Family Dwelling and Cabana** **807 Park Hill Lane**  
11LUP-00000-00458 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Patti Prairie & Alan Hockberg, to consider Case No. 11BAR-00000-00192 for **conceptual review of a new two story single family residence with the first floor being approximately 2,333 square feet, the second floor being approximately 1,062 square feet, an attached garage of approximately 576 square feet, a covered porch of approximately 413 square feet and a trellis of approximately 238 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,480 square feet and a garage of approximately 390 square feet (all to be demolished). The proposed project will not require grading. The property is a 1.67acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 007-050-011, located at **807 Park Hill Lane** in the Montecito area, First Supervisorial District.

10. **11BAR-00000-00181** **O'Reilly Trust Residential Addition  
& Garage Addition** **1954 East Valley Road**  
11LUP-00000-00430 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Kupiec Architects, architect for the owner, Ragan O'Reilly, to consider Case No. 11BAR-00000-00181 for **conceptual review of an addition of a new detached garage of approximately 751 square feet, and a new detached garage with a guest house above the garage of approximately 800 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,812 square feet, the second floor being approximately 1,651 square feet and a basement of approximately 2,843 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a 2.72 acre parcel zoned R-3 and shown as Assessor's Parcel Number 007-130-041, located at **1954 East Valley Road** in the Montecito area, First Supervisorial District.

11. **11BAR-00000-00194** **Sears Remodel & Addition** **3106 Eucalyptus**  
11LUP-00000-00466 (Kimberley McCarthy Planner, 568-2002) Ridgeline: N/A

Request of Valerie Frosher, architect for the owners, Brooke & Woody Sears, to consider Case No. 11BAR-00000-00194 for **conceptual review of an addition to the single family dwelling of approximately 643 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,623 square feet, (approximately 16 square feet will be demolished) a detached garage of approximately 595 square feet. The proposed project will require approximately >50 cubic yards of cut and approximately >50 cubic yards of fill or will not require grading. The property is a 1.0 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 013-192-039, located at **3106 Eucalyptus Hill Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: December 6, 2011

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

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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:

CONCEPTUAL/PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

APPROVAL by your board.

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

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**PROJECT DESCRIPTION:** The proposed project is for additions of approximately 823 square feet to the existing single family dwelling. The additions will be located on the north, east and west portions of the residence. The height of the additions will match the existing roofline. Two architectural projections (cupolas) will be added to the roof, raising the maximum height of the dwelling to 13 feet, nine inches. The project does not require

**any grading or the removal of any native vegetation or trees. Access to the site will continue to be taken off an existing driveway off San Ysidro Road. The driveway will be improved (widened & surfaced) to satisfy the requirements of the Montecito Fire Department. The property will continue to be served by the Montecito Water and Sanitary districts.**


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

c: Case File

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner 

DATE: November 22, 2011

RE: 11BAR-00000-00068/11LUP-00000-00207, 915 La Paz Westmont Residential Addition

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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:** The two acre lot has a recommended floor area ratio (FAR) of 6,000 square feet. The proposed additions will increase the floor area of the structure to approximately 1,839 square feet.

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**PROJECT DESCRIPTION:** The proposed project is for additions to the north and south elevations (front & back) of the existing single family dwelling totaling approximately 135 square feet, a new covered entry porch (maximum height 15 feet six inches) and a trellis patio cover on the south (back elevation) approximately 90 square feet in size with a

maximum height of eight feet. The additions to the residence would match the rooflines of the existing structure and the maximum height of the one-story residence (approximately 16 feet, eight inches) would not be altered. The project includes validation of the existing raised decks and patios along the southern (back) portion of the dwelling. The decks/patios range from approximately one foot to four feet above grade. A portion of the deck on the southwest side of the residence will be demolished. The remaining decks require minor repair work (replacing planking as needed to meet High Fire Hazard requirements). Onsite activities include alterations to the exterior elevations (e.g., replace siding with plaster, chimney repair/replacement, window & door changes), interior alterations/renovations, construction of a small entry arbor (approximately 35 square feet in size with a maximum height of eight feet) as well as hardscape and landscape improvements to the site. These activities are exempt from zoning permit requirements. The project requires less than 50 cubic yards of grading and will not require the removal of any native vegetation or trees. Approximately 2,600 square feet of area abutting the creek bank will be cleared of nonnative and invasive vegetation and native and non-invasive species will be planted in this area to off-set the deck encroachment into the Environmentally Sensitive Habitat buffer. Services will continue to be provided by the Montecito Water and Sanitary districts. Site access will remain off the existing driveway via La Paz Avenue.

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

c: Case File

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: Errin Briggs

FROM: J. Ritterbeck

DATE: December 12, 2011

RE: Kuyt-Devor Demo/Addition  
09LUP-00000-00212; 09BAR-00000-00063

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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:

**REVISED PRELIMINARY and FINAL APPROVAL** by your board.

**PLANNER COMMENTS:**

This project is consistent with all policy and ordinance requirements.

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**PROJECT DESCRIPTION:**

**Land Use Permit for partial demolition of an existing 1,850 sq. ft. SFD and the construction of a new addition of approximately 1,200 sq. ft. The resulting approximately 3,000 sq. ft., two-story dwelling will include an existing attached garage and second-story office/study above that are to be remodeled as a part of this project. The project includes less than 50 cubic yards of grading and no tree removal is proposed. The project will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Butterfly Lane. The property is a 0.53-acre parcel, zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-011, located at 275 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 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: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: December 7, 2011

RE: 11BAR-00000-00173/11LUP-00000-00436, EV Marvista LLC SFD Additions  
& Detached Accessory Structure

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

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

This project may proceed for:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** The 4.54 acre parcel has a maximum recommended floor area ratio (FAR) of 9,751 square feet [9,400 + (650 x .54)]. The proposed development would increase the size of the dwelling to approximately 8,097 square feet. The residence will have a floor area ratio approximately 1,654 square feet (17%) below the recommended FAR.

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow the following:

- Expansion of the basement/crawl space creating approximately 724 square feet of additional improved/habitable space (storage and mechanical rooms).
- Addition of approximately 154 square feet (net) to the southeast portion of the first floor of the dwelling.
- Conversion of approximately 76 square feet of the attached garage to habitable space.
- Addition of approximately 428 square feet (net) on the northeastern portion of the residence (adjacent to the attached garage) creating a workshop.
- Construction of approximately 36 square feet of storage area adjacent to the attached garage.
- The addition/expansion of approximately 398 square feet to the covered patio on the southwestern portion of the dwelling.
- Addition of approximately 1,406 square feet to the second floor of the dwelling.
- Construction of a detached accessory structure (exercise room with pool loggia located above). The exercise room will be approximately 430 square feet (net) in size. The pool loggia will be approximately 335 square feet (net) in size. The maximum height of the accessory structure will be 19 feet (with a 4 in 12 roof pitch).
- Validation of an unpermitted lath planting shed approximately 144 square feet in size with a maximum height of 12 feet located on the northeastern portion of the lot.
- Validation of an unpermitted water tank adjacent to the northern property line.
- Relocation of a small storage structure (labeled Accessory Building 2) approximately 84 square feet in size with a maximum height of eight feet to the western portion of the property outside of the required setbacks).

The roofline of the proposed additions to the single family dwelling will match the existing rooflines and will not affect the maximum height of the residence (approximately 27 feet). On site construction activities require approximately 38 cubic yards of cut and 4 cubic yards of fill. Three non-native trees (pine) are proposed to be removed to accommodate the proposed workshop addition. The project site will continue to be served by the Montecito Water and Sanitary districts. Access to the site will continue to be taken from the existing private road via Mountain Drive.

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

xc: Case File