



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: December 14, 2009
3:15 P.M.**

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzell	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
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.
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Site Visit: 1:00 P.M.

View Story Poles for Item No. # 5 – 1782 Jelinda Drive, Schweitzer New SFD Garage & Guesthouse.

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 30, 2009 will be considered.**

IV. **MBAR MEMBERS INFORMATIONAL BRIEFINGS**

V. **STAFF UPDATE**

(Time Certain at 3:30)

VI. **RECOGNITION OF SERVICE TO PETER EDWARDS, RAY KETZEL, AND CLAIRE GOTTSANKER by Salud Carbajal, First District Supervisor.**

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:15 P. M.

1. **08BAR-00000-00156** **Schooley New Single Family Dwelling and Garage** **800 Oak Grove Drive**
08LUP-00000-00347 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Mark Kirkhart, architect for the owners, Greg and Gabrielle Schooley, to consider Case No. 08BAR-00000-00156 for **preliminary approval of a new residence of approximately 3,510 square feet gross (approximately 2,570 square feet net) with a garage of approximately 550 square feet (gross & net).** The lot is currently vacant. The proposed project will require approximately 50 cubic yards of cut and approximately 480 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-087, located at **800 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Continued from 7/14/08, 8/28/08)

2. **09BAR-00000-00145** **Hannaford Single Family 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 **final 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, 11/30/09)

3. **09BAR-00000-00110** **Bonnymede New Entryway Electric Gate, Pilasters, Wall and Driveway Improvements** **Olive Mill Road**
09CDH-00000-00008 (Nicole Mashore Planner, 568-2002) Ridgeline: N/A

Request of Jennifer Welch, agent for the owners, Michelle Armstrong, Bonnymede Home Owners Association, to consider Case No. 09BAR-00000-00110 for **preliminary/final approval of a new entryway electric gate, pilasters approximately 6'8" in height, a wall of**

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 cubic yards of cut and 53 cubic yards of 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Nicole Mashore, Planner, 884-8068

DATE: December 14, 2009

RE: 09BAR-00000-00110, 09CDH-00000-00008, Bonnymede Entry Gates,
Assessor Parcel Number 009-380-CA1 (located east of the intersection of
Channel Dr. and Bonnymede Dr.)

Preliminary review indicates that the project complies with the all zoning requirements for the DR-12 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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for preliminary/final approval of a new entryway electric gate, pilasters approximately 6'8" in height, a wall of approximately 6' in height and of 20 linear feet & driveway improvements of approximately 2,000 square feet of new AC. The proposed project will require approximately 43 cubic yards of cut and no fill. The property is a 11.25 acre parcel zoned (PRD) DR-12.

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: December 9, 2009

RE: 09BAR-00000-00191/09LUP-00000-00492, 801 Hot Springs, Encell Accessory Structure.

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:

- | | |
|----------|-------------------------------|
| x | CONCEPTUAL/PRELIMINARY |
| | PRELIMINARY/FINAL |
| | FINAL |
| | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for the construction of detached accessory structure (play house & storage building) approximately 792 square feet in size and 17 feet in height. The accessory structure will contain a half bathroom. The project does not require any grading or the removal of any native vegetation or trees. The project site will continue to be served by the

Montecito Water and Sanitary districts. Access will remain via an existing driveway off of Hot Springs Road.

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

xc: Case File
David Villalobos
James Mayo Macari, jmmacari@aol.com
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Julie Harris
Planner

DATE: December 14, 2009

RE: 08BAR-00000-00156 Schooley New SFD and Garage, 08LUP-00000-00347
800 Oak Grove Drive APN 007-110-087

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

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

1. The schematic landscape and lighting plan. In particular, please comment on the proposed exterior lighting, including the up-lights directed at oak trees. Up-lighting of oak trees appears to be inconsistent with Montecito Community Plan Policy LU-M-2.2, which states, *“Lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community.”*

PROJECT DESCRIPTION:

The proposed project is for construction of a new single family dwelling of approximately 3,510 square feet gross (approximately 2,570 square feet net) with a garage of approximately 550 square feet (gross & net). The project would require approximately 50 cubic yards of cut and 480 cubic yards of fill. No trees are proposed for removal; however four oak trees would be adversely affected. The project includes a swimming pool and 5 ft. high and black chain link steel fences.

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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