



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: May 23, 2011
3:00 P.M.**

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

- 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.
- 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.

-
- **Site Visits: 1:30**
 - **For Item No. 2 – 880 Picacho Lane Trust SFD/Demo/Rebuild/Guesthouse, 880 Picacho Lane**
-

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 April 25th, 2011 & May 9, 2011, will be considered.
- IV. MONTECITO CONSENT AGENDA**

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

- | | | |
|--|--|---|
| C-1. 10BAR-00000-00148
10LUP-00000-00393 | Walters Living Trust Fence & Trellis
(J. Ritterbeck, Planner 568-3509) | 365 Hot Springs Road
Ridgeline: N/A |
|--|--|---|

Request of the owner, Christy Kolva, to consider Case No.10BAR-00000-00148 for **final approval on consent of an unpermitted fence with a garden accessory trellis of approximately 145 square feet.** The following structures currently exist on the parcel: a single family dwelling, an attached garage and an accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/10, 11/8/10, 4/25/11)

- 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.

CONCEPTUAL REVIEW

- | | | |
|--|--|---|
| 1. 10BAR-00000-00122
10CDP-00000-00077 | Kohansamad Addition
(Kimberley McCarthy, Planner 568-2005) | 140 Butterfly Lane
Ridgeline: N/A |
|--|--|---|

Request of Joseph Pazcoguín, agent for the owner, Albert Kohansamad, to consider Case No. 10BAR-00000-00122 for **further conceptual review of a remodel and addition to a two story single family dwelling of approximately 650 square feet to the first floor and 550 square feet to the second floor and an attached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor consisting of 950 square feet and

the second floor being 650 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-018, located at **140 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 8/23/11)

- | | | | |
|----|--------------------------|---|-------------------------|
| 2. | 11BAR-00000-00015 | 880 Picacho Lane Trust SFD Demo
Rebuild & Remodeled Guesthouse | 880 Picacho Lane |
| | 11LUP-00000-00100 | (Megan Lowery, Planner 568-2517) | Ridgeline: N/A |

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **further conceptual review of a new two story single family residence, with the first floor being approximately 3,950 square feet, the second floor being approximately 3,200 square feet, a basement of approximately 2,175 square feet, an attached garage of approximately 700 square feet, a detached garage of approximately 840 square feet and a detached two-story garage/office space of approximately 1,670 square feet total.** The following structures currently exist on the parcel: a single family dwelling residence of approximately 5,630 square feet, and attached garage of approximately 738 square feet, all to be demolished, a detached garage of approximately 1,670 square feet and an accessory structure of approximately 840 square feet, to be remodeled. The proposed project will require approximately 250 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-034 & 011-100-035, located at **880 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/11)

- | | | | |
|----|--------------------------|---------------------------------|-----------------------|
| 3. | 11BAR-00000-00067 | McManus Addition | 1180 High Road |
| | 11CDP-00000-00029 | (Brian Banks, Planner 568-3559) | Ridgeline: N/A |

Request of Jeff Gorrell, architect for the owner, John McManus, to consider Case No. 11BAR-00000-00067 for **conceptual review/preliminary approval of a single story addition of approximately 290 square feet and a patio with a 7 foot fence.** The following structures currently exist on the parcel: a single family dwelling of 2,697 square feet and carport of 535 square feet. The proposed project will not require grading. The property is a .42 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-008, located at **1180 High Road** in the Montecito area, First Supervisorial District.

- | | | | |
|----|--------------------------|--|------------------------|
| 4. | 11BAR-00000-00068 | Westmont College Addition
Exterior Remodel and Deck Removal | 915 La Paz Road |
| | | (Alex Tuttle, Planner 884-6844) | Ridgeline: N/A |

Request of Pete Ehlen, architect for the owners, Westmont College, to consider Case No. 11BAR-00000-00068 for **conceptual review 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.

- | | | | |
|----|--------------------------|---|----------------------------|
| 5. | 11BAR-00000-00069 | Montecito Family
Y.M.C.A Master Plan | 591 Santa Rosa Lane |
| | | (Julie Harris, Planner 568-3518) | Ridgeline: N/A |


Request of Mark Kirkhart, architect for the owners, Channel Islands YMCA Association, to consider Case No. 11BAR-00000-00069 for **conceptual review of a proposed Master Plan that includes an addition of an addition of 5,447 square feet to the main building, a new child care facility of**

approximately 2,723 square feet, a gymnasium of approximately 11,020 square feet, and a new 5,321 square foot locker room/natatorium. The following structures currently exist on the parcel: the main building of approximately 7,400 square feet, 5,276 square feet to be demolished, and a locker room of approximately 3,300 square feet, to be demolished. The proposed project will require approximately 240 cubic yards of cut and approximately 530 cubic yards of fill. The property is a 4.25 acre foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-270-005, located at **591 Santa Rosa Lane** 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: Brian Banks 

DATE: May 16, 2011

RE: 11BAR-00000-00067, McManus Addition, 11CDP-00000-00029, 1180 High Road, APN 009-162-008

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

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

This project may proceed for:

- CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow a single story addition of approximately 324 square feet to the existing dwelling and an interior remodel. The project also includes a new patio area at the rear of the dwelling with a seven foot fence which is located outside of setbacks. No grading or tree removal is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire District. The property is a 0.42-acre parcel zoned 2-E-1 and shown as assessor parcel number 009-162-008, located at 1180 High Road in the Montecito Planning area, First District.

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

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

G:\GROUP\PERMITTING\Case Files\CDP\2000s\11 cases\11CDP-00000-00029 McManus\MBAR Memo 11BAR-00000-00067 Conc_Prelim.doc