



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: June 6, 2011

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

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: 1:00**
 - **For Item No. 3- 11BAR-00000-00049 – Landfried Two Story Addition, 822 Chelham Way**
 - **For Item No. 6– 10BAR-00000-00197-Anderson Demo, New Single Family Dwelling, 1180 East Mountain Drive**
 - **For Item No. 8- 11BAR-00000-00035 – Moller/Von Summer Single Family Dwelling, Second Floor Addition & New Garage, 280 Las Entradas Drive**
-

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of May 23, 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. 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 **final approval on consent 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 0.42 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. (Continued from 5/23/22)

VI. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VII. 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

1.

- | | | |
|--------------------------|---------------------------------|---------------------------------|
| 11BAR-00000-00065 | Turrichi Revised Final | 1355 East Mountain Drive |
| 11RVP-00000-00036 | (Nicole Lieu, Planner 884-8068) | Ridgeline: N/A |

Request of Tom Meaney, architect for the owners, Scott & Lavette Turrichi, to consider Case No. 11BAR-00000-00051 for **revised final approval for removal of a previously approved study accessory structure of approximately 354 square feet, removal of a covered terrace approximately 480 square feet and an increase in the approved garage square footage to 598 square feet (from 574 square feet).** The following structures currently exist on the parcel: A two story single family dwelling of approximately 4404 total square feet, a pool house of approximately 630 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .90 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 5/9/11)**

PRELIMINARY APPROVAL

2. **10BAR-00000-00038** **Mahmoud-Fuladi Two Story SFD Demo Rebuild** **445 Nicholas Lane**
10LUP-00000-00458 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Barbara Ricketts architect for the owners, Nissrin Mahmoud & Bob Fuladi, to consider Case No. 10BAR-00000-00038 for a **preliminary/final review of a new two story single family dwelling with the first floor being approximately 2,849 square feet, the second floor being approximately 2,247 square feet, basement of approximately 654 square feet and an attached garage of approximately 770 square feet.** The following existing structures will be demolished: a single family dwelling of approximately 1,850 square feet with an attached garage of approximately 756 square feet and an accessory structure of approximately 118 square feet. The proposed project will require approximately 1,040 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-003, located at **445 Nicholas Lane** in the Montecito area, First Supervisorial District. **(Continued from 3/22/10, 12/6/10)**

3. **11BAR-00000-00049** **Landfried Two Story Addition** **822 Chelham Way**
11LUP-00000-00165 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of John & Ilze Landfried, architect & owners, to consider Case No. 11BAR-00000-00049 for **further conceptual review of an addition to a story single family dwelling, with the first floor addition being approximately 4 square feet, and the second story addition being approximately 346 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 1,878 square feet, with the first floor being approximately 691 square feet (one square foot to be demolished) the second story being approximately 1187 square feet. The proposed project will not require grading. The property is a 0.22 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-005, located at **822 Chelham Way** in the Montecito area, First Supervisorial District. **(Continued from 4/25/11)**

4. **11BAR-00000-00057** **Galkin Exterior**
Alterations & Addition **3155 Eucalyptus Hill Road**
11LUP-00000-00186 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Joe Steuer, agent for the owners, Derek & Jenna Galkin, to consider Case No. 11BAR-00000-00057 for **preliminary/final approval of an addition of an attached accessory structure of approximately 360 square feet and exterior alterations.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 1,180 square feet, an attached garage of approximately 481 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-008, located at **3155 Eucalyptus Hill Road** in the Montecito area, First Supervisorial District. **(Continued from 5/9/11)**

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

CONCEPTUAL REVIEW

5. **10BAR-00000-00122** **Kohansamad Addition** **140 Butterfly Lane**
10CDP-00000-00077 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Joseph Pazcoguin, 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 0.26 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 8/23/10, 5/23/11)

6. **10BAR-00000-00197** **Anderson Demo and New Single Family Dwelling** **1180 East Mountain Drive**
10LUP-00000-00489 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Ken Mineau, architect for the owner, Chris Anderson, to consider Case No. 10BAR-00000-00197 for **further conceptual review of the construction of a new 5,466 square foot two-story SFD, with the first floor being approximately 2,955 square feet, the second floor being approximately 2,511 square feet and a lower-level basement space of approximately 2,084 square feet.** The following structures currently exist on the parcel: a single family dwelling and attached garage of approximately 2,708 square feet, to be demolished, a guest house of approximately 676 square feet and a detached garage of approximately 2,791 square feet, a detached garage of approximately 525 square feet and a pool. Additionally, there is an existing guesthouse of approximately 800 square feet that is to remain. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 2.85 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-020-033, located at **1180 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/11)

7. **11BAR-00000-00074** **Montesano Garage Conversion to a Single Family Dwelling** **633 Oak Springs Road**
(No Planner Assigned) Ridgeline: N/A

Request of Dawn Sherry, architect for the owner, Gene Montesano, to consider Case No. 11BAR-00000-00074 for **conceptual review of a conversion of an existing garage of approximately 467 square feet to a new single family dwelling, construction of a detached new covered parking area of approximately 470 square feet and a new tennis court with a wall of approximately 10 feet high and a fence of approximately 10 feet high, outside of the setback.** The following structures currently exist on the parcel: a two car garage of approximately 467 square feet. The proposed project will not require grading. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-038, located at **633 Oak Springs Road** in the Montecito area, First Supervisorial District.

8. **11BAR-00000-00035** **Moller/Von Summer Single Family Dwelling Second Floor Addition and New Garage** **280 Las Entradas Drive**
10CDP-00000-00093 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Betsy Von Summer & John Moller, to consider Case No. 11BAR-00000-00035 for **further conceptual review of an addition to a two story single family dwelling, with the first floor being of approximately 2,426 square feet the second floor being 2,625 square feet and a new 3 car attached garage of approximately 742 square feet, with living space about and enclosure of existing loggia.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,777 square feet (1,841 square feet to be demolished), the second floor being approximately 2,386 square feet, an attached garage of approximately 519 square feet (to be converted into a gym) a detached garage of approximately 512 square feet (to be demolished), a guesthouse of approximately 439 square feet. The proposed project will require approximately 60 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 3.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-025, located at **280 Las Entradas Drive** in the Montecito area, First Supervisorial District. (Continued from 4/11/11)

**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. Less than 5 cubic yards of grading is proposed. No 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: June 2, 2011

RE: 10BAR-00000-00122/10CDP-00000-00077, Kohansamad SFD Addition, 140
Butterfly Lane

Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-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:

FURTHER CONCEPTUAL
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The .26 acre project site has a recommended floor area ration (FAR) of 2,450 square feet = $[1,800 + (2,500 \times .26)]$. The proposed addition would enlarge the existing dwelling to approximately 2,268 square feet in size). The proposed residence would be approximately 182 square feet below the recommended FAR.

PROJECT DESCRIPTION:

The proposed project is for an addition to the existing two-story single family dwelling. The project adds approximately 1,158 square feet to the first floor of the structure and includes the conversion of approximately 440 square feet of the existing structure into an attached two car garage. Approximately 286 square feet would be added to the second

story of the dwelling. The habitable area of the dwelling would be approximately 2,268 square feet in size with an attached garage approximately 440 square feet in size. The maximum height of the structure would be 25 feet. The project does not require any grading or the removal of any native vegetation or trees. Water and sanitary services would continue to be provided by the Montecito water & sanitary districts. Access to the site would remain off an existing driveway via Butterfly Lane.

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.**

c: 10CDP-00000-00077, case file
David Villalobos
Joseph Pazcoguin (planandpermit@katewwdb.com)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: May 31, 2011

RE: 11BAR-00000-00057/11LUP-00000-00186, Galkin Addition (Shop), 3155
Eucalyptus Hill Road

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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The residential structure is well below the recommended Floor Area Ratio $[1,800 + (2,500 \times .94) = 4,150$ square feet]

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 360 square feet to the southwest portion of the dwelling. The addition will create an accessory structure (shop) attached to the existing two-car garage. The addition will have a maximum height of 16 feet. On site activities will include minor exterior improvements and window and door alterations. The alterations to the exterior finishes and windows/doors are exempt from zoning permit

requirements. The project does not require any grading (scarification and recompaction only) or the removal of any native vegetation or trees. The site will continue to be served by the Montecito Water and Sanitary districts. Access will remain off an existing driveway via Eucalyptus Hill 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.**

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: Nicole Lieu, Planner

DATE: May 31, 2011

RE: Fuladi Demo/New SFD, 11BAR-00000-00038, 11LUP-00000-00458, 445
Nicholas Lane, APN: 013-210-003

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:

- Mass, bulk and scale
 - Site grading
-

PROJECT DESCRIPTION:

The proposed project is for preliminary/final review of a new two story single family dwelling with the first floor being approximately 2,849 square feet, the second floor being approximately 2,247 square feet, basement of approximately 654 square feet and an

attached garage of approximately 770 square feet. The following existing structures will be demolished: a single family dwelling of approximately 1,850 square feet with an attached garage of approximately 756 square feet and an accessory structure of approximately 118 square feet. The proposed project will require approximately 1,040 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-003, located at **445 Nicholas Lane** in the Montecito area, First Supervisorial District. (Continued from 3/22/10, 12/6/10)

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