



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA as of 1/6/18

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

**Meeting Date: June 7, 2018**  
**1:00 P.M.**

**\*REVISION: An item was added to the agenda to discuss the possibility of MBAR receiving a stipend for their services as the other BAR Committees do.**

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|----------------------|---------------|------------------------------|
| - Bob Kupiec         | John Watson   | - <b>Chair</b>               |
| - Dave Mendro        | Thiep Cung    | - <b>Vice Chair</b>          |
| - Sam Maphis         | Alex Tuttle   | - <b>Supervising Planner</b> |
| - Claire Gottsdanker | Sharon Foster | - <b>MBAR Secretary</b>      |
| - Don Sharpe         |               |                              |

- 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 Wednesday, 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 agendaized 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, Monday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (12:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 1:00 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.
- **The order of presentation after the Chairman introduces the item is as follows:**

1. Presentation by the applicant.
  2. Questions by the Board.
  3. Public Comment.
  4. Additional response by applicant/staff.
  5. Board consideration of Findings and Conditions of Approval.
  6. Motion, discussion of motion, decision, and vote by the Board.
- 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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**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 10, 2018 & May 24, 2018 will be considered.**
- IV. **MONTECITO CONSENT AGENDA**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 12:45 P.M.**

C-1. 18BAR-00000-00002 Archer Alterations 660 Hot Springs Road  
18LUP-00000-00049 (Brianna Wiley, Planner 568-3510)) Ridgeline: N/A

Request of Kevin Archer, agent/ owner, to consider Case No. 18BAR-00000-00002 for **final approval on consent of exterior alterations to the single family dwelling to include: the demolition of the sunroom, roof and window and door changes.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,389 square feet, with approximately 306 square feet to be removed and underground basement of approximately 212 square feet, a guest house of approximately 505 square feet, a second detached garage of approximately 1, 023 square feet. Two water structures partially underground of approximately 777 square feet and a greenhouse. The proposed project will not require grading. The property is a 4 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-130-027, located at **660 Hot Springs Road** in the Montecito area, First Supervisorial District.(Continued from 2/22/18, 4/26/18)

C-2. 18BAR-00000-00044 Miramar Acquisition Co, LLC Revisions 1555 South Jameson  
18LUP-00000-00155 to Landscaping, Hardscape and Lighting Plan (Nicole Lieu Planner 884-8068) Ridgeline: N/A

Request of Bryce Ross, agent for the owners, Miramar Acquisition Co, LLC to consider Case No. 18BAR-00000-00044 for **preliminary/final approval on consent of a revision to the previously**

**approved landscaping and hardscape.** The following structures currently exist on the parcel: Miramar Resort (under construction). The proposed project will not require grading. The property is a 15.99 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-371-007,009-333-013 & 009-372-001, located at **1555 South Jameson** in the Montecito area, First Supervisorial District.  
(Continued from 4/26/18, 5/10/18, 5/24/18)

**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 1:00 P. M.**

1. **18BAR-00000-00050 Pfeifer Additions, Detached Garage and Workshop 763 Ashley Road**  
18LUP-00000-00224 (Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A
- Request of Dale Pekarek, architect for the owners, Jeff & Alexandra Pfeifer, to consider Case No. 18BAR-00000-00050 for **further conceptual review/preliminary approval of an addition to the existing single family dwelling of approximately 585 square feet, a detached garage/workshop of approximately 792 square feet and the removal of approximately 1,302 square feet of an unpermitted one story addition to the single family residence.** The following structures currently exist on the parcel: a two story single family residence of approximately 2,995 square feet total. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-008, located at **763 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/10/18)

**PRELIMINARY APPROVAL**

2. **18BAR-00000-00031 60 Miramar LLC Single Family Dwelling Remodel 60 Miramar Avenue**  
17CDH-00000-00041 (Ciara Ristig, Planner 568-2077) Ridgeline: N/A
- Request of Don Nulty, architect for the owner, 60 Miramar, LLC, to consider Case No. 18BAR-00000-00031 for **preliminary/final approval of a remodel to the existing two story single family dwelling with the first floor being approximately 1,147 square feet, and the second story being approximately 938 square feet. The request is to replace the existing doors and windows, remodel the interior and exterior. The project will also include new fencing, walkways, patios and new landscaping.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 2,085 square feet (total). The proposed project will not require grading. The property is a .22 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-344-008, located at **60 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 3/22/18)
3. **17BAR-00000-00192 Van Vechten Addition to the Second Story and Storage Room Validation 690 Chelham Way**  
17LUP-00000-00456 (Brianna Wiley, Planner 568-3510) Ridgeline: N/A/Urban/Rural
- Request of Kurt Magness, architect for the owners, Janessa & Kevin Van Vechten, to consider Case No. 17BAR-00000-00192 for **preliminary/final approval of an addition to the existing second story of the existing single family dwelling of approximately 210 square feet and the validation of an**

**existing storage room of approximately with an additional 35 square feet added, new French doors to the exterior patio and a partial demo of existing patio cover.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1,363 square feet, the second story being approximately 497 square feet, an existing carport of approximately 360 square feet and a storage room of approximately 210 square feet. The proposed project will not require grading. The property is a .32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-127, located at **690 Chelham Way** in the Montecito area, First Supervisorial District. **(Continued from 11/9/17)**

4. **18BAR-00000-00051** **Lando Additions** **237 San Ysidro Road**  
18LUP-00000-00`170 (Alex Jimenez, Planner 568- 3559) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Blaine & Valerie Lando, to consider Case No. 18BAR-00000-00051 for **preliminary/final approval of additions to the existing single family dwelling, consisting of a master close and a bathroom of approximately 321 square feet (total).** The following structures currently exist on the parcel: a single family dwelling of approximately 3393 square feet, an attached garage of approximately 496 square feet, a detached cabana of approximately 380 square feet a garden room of approximately 164 square feet and a covered porch of approximately 59 square feet. The proposed project will not require grading. The property is a 1.0 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-005, located at **237 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 5/10/18)**

5. **Discussion Item on Receiving MBAR Committee Members Receiving a Monetary Stipend**

The MBAR Committee will discuss the requesting/receiving of a monetary stipend as the other BAR Committees do.