



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: July 5, 2018  
1:00 P.M.**

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

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|----------------------|---------------|------------------------------|
| - Dave Mendro        | John Watson   | - <b>Chair</b>               |
| - Sam Maphis         | Thiep Cung    | - <b>Vice Chair</b>          |
| - Claire Gottsdanker | Alex Tuttle   | - <b>Supervising Planner</b> |
| - Don Sharpe         | Sharon Foster | - <b>MBAR Secretary</b>      |
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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 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 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, 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.
- o **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 June 7, 2018 and June 21, 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.**

	<b>Dillon Trust New Single Family Dwelling Conversion of Existing Single Family Dwelling to an Attached Residential Second Unit</b>	<b>751 Via Manana</b>
<b>C-1. 17BAR-00000-00065</b>	(Joyce Geber Planner 934-6587)	Ridgeline: N/A
17LUP-00000-00164		

Request of Jarrett Gorin and Sarah Bronstad of Vanguard Planning, Inc., agents for the owner Kathleen Dillon Trust, to consider Case No. 17BAR 00000 00065 for **final approval on consent of a new 2,528 (gross) square feet single family dwelling and the conversion of an existing 887 (gross) square feet single family dwelling into an accessory dwelling unit.** The following structures currently exist on the parcel: a single family dwelling of approximately 887 (gross) square feet above a 938 (gross) three car garage with an attached mechanical room. The proposed project would require approximately 20 cubic yards of cut and approximately 550 cubic yards of fill. The property is a 0.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-031, located at 751 Via Manana in the Montecito Community Plan area, First Supervisorial District. (Continued from 5/25/17, 5/24/18)

<b>C-2. 17BAR-00000-00074</b>	<b>Gilson Additions</b>	<b>1160 Summit Road</b>
17CDP-00000-00037	(Sean Stewart Planner 568-2517)	Ridgeline: N/A

Request of Steve Willson, agent for the owners, Robert Gilson, to consider Case No. 17BAR-00000-00074 for **final approval on consent of an addition of approximately 1,118 net square feet to the first floor of the existing single family dwelling, an addition of approximately 185 net square feet to the second story, a new 59' x 10' second story deck, a new 27' x 10' second story deck, and a new 14' x 34' pool.** The following structures currently exist on the parcel: a two story single family dwelling, with the first floor being approximately 1,692 net square feet, the second floor being approximately 1,262 net square feet and an attached garage of approximately 429 net square feet. The proposed project will require approximately 96 cubic yards of excavation, 10 cubic yards of fill and 86 cubic yards of export. The property is a 0.85acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-037, located at **1160 Summit Road** in the Montecito area, First Supervisorial District.(Continued from 5/25/17, 8/24/17 9/7/17,1/11/18, 2/8/18, 2/22/18, 3/8/18 and 3/22/18).

<b>C-3. 18BAR-00000-00068</b>	<b>Petersen Addition</b>	<b>677 El Bosque</b>
18LUP-00000-00237	(Tammy Weber, Planner 568-3017)	Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. & Mrs. Charlie Petersen, to consider Case No. 18BAR-00000-00068 for **preliminary/final approval on consent of an addition to the existing single family dwelling of approximately 253 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 2,637 square feet with an attached garage of approximately 467 square feet. The proposed project will require approximately 90 cubic yards of cut and approximately 90 cubic yards of fill. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-005, located at **677 El Bosque Road** in the Montecito area, First Supervisorial District.(Continued from 6/21/18)

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE:** The Planning & Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design review, updates on Board procedures, and the status of appeal hearings of projects that the Board has approved or denied.

**STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 1:00 P. M.**

**CONCEPTUAL REVIEW**

<b>18BAR-00000-00074</b>	<b>Kanigher New Single Family Residence and Detached Garage and Covered Porches</b>	<b>529 Santa Rosa Lane</b>
	(No planner Assigned)	Ridgeline: N/A

- Request of Bryan Pollard, architect for the owner, Michael Kanigher, to consider Case No. 18BAR-00000-00074 for **conceptual review of a new single family dwelling of approximately 3,645 square feet, a garage of approximately 795 square feet and covered porches of approximately 840 square feet (total) and a terrace of approximately 1,110 square feet.** The following structures

currently exist on the parcel: a single family dwelling of approximately 2,815 square feet and a carport of approximately 430 square feet, all to be demolished. The proposed project will require approximately 85 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-264-009, located at **529 Santa Rosa Lane** in the Montecito area, First Supervisorial District.

### PRELIMINARY APPROVAL

2. **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 **preliminary/final 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, 6/7/18, 6/21/18)

### CONCEPTUAL REVIEW

3. **18BAR-00000-00067 Architectural and Exterior Lighting Changes 1555 South Jameson Lane**  
18SCD-00000-00016 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A  
18LUP-00000-00235

Request of Bryce Ross, agent for the owner, Miramar Acquisition, to consider Case No. 18BAR-00000-00067 for **further conceptual review and preliminary/final approval of lighting changes and minor architectural and landscape changes.** 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 Lane** in the Montecito area, First Supervisorial District. (Continued from 6/21/18)