



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: July 11, 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.

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 20, 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.

	Westmont College	
C-1.	11BAR-00000-00068 11LUP-00000-00207	Exterior Remodel and Deck Removal (Kimberley McCarthy, Planner 568-2005)
		915 La Paz Road Ridgeline: N/A

Request of Pete Ehlen, architect for the owners, Westmont College, to consider Case No. 11BAR-00000-00068 for **final on consent 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. (Continued from 5/23/11)

	Montesano Garage Conversion	
C-2.	11BAR-00000-00074 11LUP-00000-00208	to a Single Family Dwelling (Kimberley McCarthy, Planner 568-2005)
		633 Oak Springs Road Ridgeline: N/A

Request of Dawn Sherry, architect for the owner, Gene Montesano, to consider Case No. 11BAR-00000-00074 for **final approval on consent 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. (Continued from 6/6/11, 6/20/11)

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.

PRELIMINARY APPROVAL

1. **11BAR-00000-00051** **Clay New Guesthouse** **1431 East Mountain Drive**
11LUP-00000-00243 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Kelly Teich, architect for the owners, Walt & Linne Clay, to consider Case No. 11BAR-00000-00051 for **preliminary approval of new guest house of approximately 800 square feet**. The following structures currently exist on the parcel: single family dwelling of approximately 5,075 square feet and an attached garage of approximately 471 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 2.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-016, located at **1431 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 5/9/11)

CONCEPTUAL REVIEW

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 3,700 square feet, the second floor being approximately 2,925 square feet, a basement of approximately 2,600 square feet, an attached garage of approximately 670 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 1,256 cubic yards of cut, 433 cubic yards of fill, and 823 cubic yards of export. 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.

3. **08BAR-00000-00041** **Southard Storage Shed** **1410 Greenworth Place**
07CDP-00000-00074 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Nancy Southard, to consider Case No. 08BAR-00000-00041 for **further conceptual review of a storage shed of approximately 500 square foot**. The following structures currently exist on the parcel: residence of approximately 3,044 square feet, an artist studio of approximately 824 square feet and storage shed of approximately 460 square feet. The proposed project will not require grading or fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-109-005, located at **1410 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/7/08)

4. **11BAR-00000-00101** **Creighton New Dwelling, Pool and Cabana** **789 Rockbridge Road**
11LUP-00000-00238 (Nicole Lieu, Planner 884-8068)Ridgeline: N/A

Request of Peter Becker, architect for the owner, Mary Jane Creighton, to consider Case No. 11BAR-00000-00101 for **conceptual review of a new single family dwelling of approximately 3,808 square feet, an attached garage of approximately 831 square feet a covered loggia of approximately 161 square feet, a pool cabana of approximately 365 square feet and an accessory structure of approximately 365 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill or will not require grading. The property is a 1.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-002, located at **789 Rockbridge Road** in the Montecito area, First Supervisorial District.

5. **11BAR-00000-00104** **Maxwell Addition, Remodel** **1163 Summit Road**
Driveway and Circular Motor Court
(No Planner Assigned) **Ridgeline: N/A**

Request of Richard Starnes, agent/architect for the owners, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for **conceptual review of a conversion of an existing garage to a living space of approximately 1,686 square feet, a new detached garage of approximately 800 square feet, conversion of an existing residential unit of 1,673 square feet to a pool house of 800 square feet and a second residential unit of 873 square feet, interior remodel of existing residence, a new covered loggia, a new pool and spa, a new driveway, new entry with circular motor court.** The following structures currently exist on the parcel: a two story single family residence with 3 attached separate living units and attached garage of approximately 4,756 square feet total and attached tower of approximately 144 square feet and a detached 4th residential unit of approximately 318 square feet will be demolished. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a .91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-038, located at **1163 Summit Road** in the Montecito area, First Supervisorial District.

6. **11BAR-00000-00100** **Usher Demo and New Single Family Dwelling** **1301 East Valley Road**
11LUP-00000-00237 (J. Ritterbeck, Planner 568-3509) **Ridgeline: N/A**

Request of Don Nulty, architect for the owner, Kinka Usher, to consider Case No. 11BAR-00000-00100 for **conceptual review of project description of approximately a new two story single family dwelling with the first floor being of approximately 4,720 square feet, the second floor being 2,696, a basement of approximately 1,985 square feet, a detached garage of approximately 450 square feet, an attached guesthouse of approximately 900 square feet and a detached accessory structure of approximately 800 square feet.** The following structures currently exist on the parcel: The existing house to be demolished. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 2.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-021, located at **1301 East Valley Road** in the Montecito area, First Supervisorial District.

7. **11BAR-00000-00103** **Mitchel Addition** **180 Santo Tomas**
(No Planner Assigned) **Ridgeline: N/A**

Request of David Chase, agent for the owners, Hank & Mari Mitchel, to consider Case No. 11BAR-00000-00103 for **conceptual review of an addition to the already existing single family dwelling of approximately 353 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 2,280 square feet, and an attached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 0.37 acre parcel zoned 0-R-1 and shown as Assessor's Parcel Number 009-182-004, located at **180 Santo Tomas** in the Montecito area, First Supervisorial District.

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

8. **11BAR-00000-00107** **MPJC Ventures LLC New Two Story** **1395 Danielson Road**
Single Family Dwelling and Attached Garage Lot #1
(No Planner Assigned) **Ridgeline: N/A**

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00107 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,555 square feet and the second floor being 945 approximately square feet and an attached garage of approximately 420 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.247acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1395 Danielson Road** in the Montecito area, First Supervisorial District.

9. **11BAR-00000-00108** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #2 1385 Danielson Road
(No Planner Assigned) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00108 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,470 square feet and the second floor being 1,030 approximately square feet and an attached garage of approximately 483 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.246 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1385 Danielson Road** in the Montecito area, First Supervisorial District

10. **11BAR-00000-00109** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #3 1387 Danielson Road
(No Planner Assigned) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00109 for a **conceptual review of a new two story single family dwelling of approximately 2,500 square feet, with the first floor being approximately 2,081 square feet and the second floor being 419 approximately square feet and an attached garage of approximately 700 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.260 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1387 Danielson Road** in the Montecito area, First Supervisorial District

11. **11BAR-00000-00110** **MPJC Ventures LLC New Two Story**
Single Family Dwelling and Attached Garage Lot #4 1393 Danielson Road
(No Planner Assigned) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, MPJC Ventures, LLC, to consider Case No. 11BAR-00000-00110 for a **conceptual review of a new two story single family dwelling with the first floor being approximately 1,919 square feet and the second floor being 581 approximately square feet and an attached garage of approximately 527 square feet.** No other structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.247acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-304-013 & 009-304-014, located at **1393 Danielson Road** 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: Kimberley McCarthy, Planner

DATE: July 8, 2011

RE: 11BAR-00000-00051/11LUP-00000-00243, Clay Guest House 1431 E.
Mountain Drive, APN 011-100-016

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: Staff has reviewed the biological report prepared by Rachel Tierney for the proposed project and confirmed that the location of the guest house would not significantly impact the environmentally sensitive habitat and application of standard habitat protection measures will ensure the project's consistency with all applicable policies and regulations.

PROJECT DESCRIPTION: The proposed project is for the construction of a guest house with a maximum size of 800 square feet (net) located southwest of the existing single family dwelling immediately adjacent to the motor court. The guest house will have a maximum

height of 13 feet. Construction of the guest house requires approximately 50 cubic yards of cut. The project will not require the removal of any trees or native vegetation. The project site will continue to be served by the Montecito Water & Sanitary districts. Access will continue to be taken off a private easement via Mountain Drive.

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