



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 25, 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.

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- Site Visit: 1:30
 - For Item No. 2- 11BAR-00000-00104-Maxwell Addition, Remodel Driveway and Circular Motor Court
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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 20, 2011 will be re-considered
MINUTES: The Minutes of July 11, 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.

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| C-1. | 11BAR-00000-00074
11LUP-00000-00208 | Montesano Garage Conversion
to a Single Family Dwelling
(Kimberley McCarthy, Planner 568-2005) | 633 Oak Springs Road
Ridgeline: N/A |
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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-1and 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, 6/20/11,7/11/11)

- 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

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| 1. | 10BAR-00000-00155
10LUP-00000-00409 | Gates Addition and Remodel
(J. Ritterbeck, 3509) | 366 Woodley Drive
Ridgeline: N/A |
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Request of Peter Kavoian, architect for the owners, Bob & Mary Gates, to consider Case No. 10BAR-00000-00155 for **preliminary/final approval of demolition of a 600 square foot trellis/patio**

cover and a 210 square foot sitting room, conversion of 635 sq. ft. of previous lower-level habitable space to a storage area with a bathroom (no shower), conversion of approximately 985 sq. ft. of previous storage space to a 3-car garage. Also permitted is the construction of new 1st floor additions, including: a 150 square foot breakfast room, a 60 square foot bathroom, a 144 square foot vestibule, a 96 square foot of additional area for ADA closet and sitting room, and the construction of 30 square foot of additional area in the 2nd floor master bathroom. The following structures currently exist on the parcel: a two-story single-family dwelling with the first floor being approximately 4,713 square feet and the second floor being approximately 2,598 square feet with a lower level storage area of approximately 2,136 square feet. The proposed project will require approximately 44.4 cubic yards of cut and approximately 44.4 cubic yards of fill. The property is a 1.45 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-021-049, located at **366 Woodley Drive** in the Montecito area, First Supervisorial District. (Continued from 10/25/10)

CONCEPTUAL REVIEW

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| 2. | 11BAR-00000-00104
11CDP-00000-00044 | Maxwell Addition, Remodel
Driveway and Circular Motor Court
(Nicole Lieu Planner 886-8068) | 1163 Summit Road
Ridgeline: N/A |
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Request of Richard Starnes, agent/architect for the owners, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for **further conceptual review of interior alterations to combine two legal nonconforming dwellings and a garage into a 2,765 SF single family residence, conversion of legal nonconforming residence to an 873 SF attached residential second unit with an attached 800 SF pool cabana, construction of a new pool and a new 800 SF detached garage, new covered loggia, 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. (Continued from 7/11/11)

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| 3. | 11BAR-00000-00115 | Dishop/Humphries Addition
(No Planner Assigned) | 650 San Ysidro Road
Ridgeline: N/A |
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Request of Ken Radtkey, architect for the owners, Mark Dishop & Michelle Humphries, to consider Case No. 11BAR-00000-00115 for **conceptual review of an addition of a new bedroom of approximately 50 square feet to an existing single family dwelling, replacement of existing exterior windows, replace windows and doors to an existing studio and move an interior wall.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,741 square feet, a guest house of approximately 600 square feet, a detached guest studio of approximately 345 square feet and a carport of approximately 550 square feet. The proposed project will not require grading. The property is a 2.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-029, located at **650 San Ysidro Road** in the Montecito area, First Supervisorial District.

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| 4. | 11BAR-00000-00085
11CDH-00000-00021 | Makarechian Trust Addition & Remodel
(Megan Lowery, Planner 568-2517) | 1150 Channel Drive
Ridgeline: N/A |
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Request of Ryan Mills, agent for the owners, Hadi and Barbara Makarechian, to consider Case No. 11BAR-00000-00085 for **further conceptual review for an addition to the dining room of 158 square feet, conversion of the existing 631 square feet garage to a master bedroom and bath, construction of a new 488 square foot garage, interior remodel of existing bathrooms, and**

construction of a new 1,400 square foot front patio area. The following structures currently exist on the parcel: A single story single family dwelling of approximately 2,977 total square feet with attached 672 square foot garage. The proposed project will not require grading. The property is a .59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-027, located at **1150 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 6/20/11)

5. **11BAR-00000-0100 Usher Demo and New Single Family Dwelling 1301 East Mountain 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 a demo/rebuild of a new two-story SFD with the first floor being of approximately 4,720 square feet, the second floor being 2,696, and a basement area of approximately 1,985 square feet (which includes, in part, an ARSU).** Also for review are a **detached garage of approximately 450 square feet, a cabana of approximately 800 square feet and a new pool and tennis court.** The following structures currently exist on the parcel: An existing house and tennis court to be demolished. The proposed project will require approximately 600 cubic yards of cut and approximately 600 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 Mountain Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/11)

6. **11BAR-00000-00116 Brentwood Westridge Trust Addition & New Garage 788 San Ysidro Road**
11LUP-00000-00255 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Brentwood Westridge Trust, to consider Case No. 11BAR-00000-00116 for a **conceptual review of addition to an existing master suite of approximately 425 square feet, an addition of approximately 193 square feet to the existing garage for the conversion of the area into additional habitable space, and a new detached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,436 square feet, a pool house of approximately 955 square feet and a garage/laundry room of approximately 463 square feet. The proposed project will require approximately 21 cubic yards of cut and approximately 21 cubic yards of fill. The property is a 1.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-001, located at **788 San Ysidro Road** in the Montecito area, First Supervisorial District.