



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA

**Meeting Date: August 8, 2011
3:00 P.M.**

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

**Revisions: Maxwell Addition Remodel Driveway and Circular Motor Court was added to the agenda.
Sturgess New SFD and Attached Garage/Artist Studio was removed from the agenda.**

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 Visit: 12:30- (The site visits will follow in this order)**

For Item No. 4- 11BAR-00000-00101- Creighton New SFD Pool and Cabana- 789 Rockbridge Road

For Item No. 2- 10BAR-00000-00022-Kohansamad Addition- 140 Butterfly Lane

For Item No. 7 -09BAR-00000-00202- Coleman New SFD & Detached Garage, 869 San Ysidro Lane

For Item No. 3- 11BAR-00000-00018- A.H. Living Trust New Second Addition & Remodel- 2255 Featherhill Road

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 July 25, 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-00000-00116	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 **preliminary/final approval on consent 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. (Continued from 7/25/11)

- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**

STANDARD AGENDA:

PRELIMINARY REVIEW

1. **11BAR-00000-00104** **Maxwell Addition, Remodel** **1163 Summit Road**
Driveway and Circular Motor Court
11CDP-00000-00044 (Nicole Lieu Planner 886-8068) **Ridgeline: N/A**

Request of Richard Starnes, agent/architect for the owners, Jack Maxwell, to consider Case No. 11BAR-00000-00104 for **further conceptual review/ preliminary approval 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, 7/25/11)

**The Representatives of the following items should be in attendance at this MBAR
Meeting by 3:00 P. M.**

CONCEPTUAL REVIEW

2. **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)

3. **11BAR-00000-00018** **A. H. Living Trust New Second Floor** **2255 Featherhill Road**
Addition and Remodel
11LUP-00000-00018 (Kimberley McCarthy, Planner 568-2005) **Ridgeline: N/A**

Request of Peter Kavonian, architect for the owners, A.H. Living Trust, to consider Case No. 11BAR-00000-00018 for **further conceptual review of a addition and remodel to the existing first floor of the existing residence of approximately 2,971 square feet and a second floor addition to the existing residence of approximately 2,378 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 2,749 square feet, a detached 4 car garage of approximately 900 square feet, a guesthouse of approximately 800 square feet, a utility shed and pool house. The proposed project will require less than 50 cubic yards of cut and less than cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-004, located at **2255 Featherhill** in the Montecito area, First Supervisorial District. (Continued from 2/28/11)

4. **11BAR-00000-00101** **Creighton New Single Family Dwelling** **789 Rockbridge Road**
Pool and Cabana
11LUP-00000-00238 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Mary Jane Creighton, to consider Case No. 11BAR-00000-00101 for **further 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. (Continued from 7/11/11)

5. **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 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, 7/11/11)

6. **11BAR-00000-00122** **Morfit Guesthouse Pergola,** **786 Hotsprings Road**
Wall, New Driveway and Landscape Changes
11LUP-00000-00289 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Tim Barber, agent for the owners, Mason & Anna Morfit, to consider Case No. 11BAR-00000-00122 for **conceptual review of an addition of a new attached pergola of approximately 169 square feet to an existing guesthouse, demolish an existing deck on the guesthouse and to be replaced with a new stone terrace and a new driveway and landscape changes.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 4,063 square feet, an attached garage of approximately 655 square feet, a detached guesthouse of approximately 919 square feet. The proposed project will not require any cut and approximately 18 cubic yards of fill. The property is a 1.46 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-053, located at **786 Hotsprings Road** in the Montecito area, First Supervisorial District.

7. **09BAR-00000-00202** **Coleman New Single Family** **869 San Ysidro Lane**
Dwelling & Detached Garage
(No Planner Assigned) Ridgeline: N/A

Request of Syndi Souter, agent for the owners, Tom & Polly Coleman, to consider Case No. 09BAR-00000-00202 for **further conceptual review of a new two story single family dwelling, with the first floor being approximately 3,769 square feet, the second floor being approximately 3,194 square feet, an attached garage of approximately 515 square feet, a detached garage of approximately 697 square feet and a guesthouse of approximately square feet.** No structures exist on the property. The proposed project will require approximately 923 cubic yards of cut and approximately 418 cubic yards of fill. The property is a 1.86 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-055, located at **869 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 1/4/10)