



# COUNTY OF SANTA BARBARA

## **MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED AGENDA AND SITE VISITS**

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

**Meeting Date: September 19, 2011**

**2:00 P.M.**

**\*Revisions: Maxwell Addition Remodel Driveway and Circular Motor Court has been removed from the agenda & Landried Two Story Addition was added to the agenda.**

Marsha Zilles	Anthony Spann	- <b>Chair</b>
Bill Palladini	Don Nulty	- <b>Vice Chair</b>
Sam Maphis	Sharon Foster	- <b>MBAR Secretary</b>
Derrick Eichelberger	Anne Almy	- <b>Supervising Planner</b>
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 (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 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 & Story Poles: 12:00**

- **No. # 1 11BAR-00000-00134 Tea Fire Bermant Single Family Dwelling 810 Coyote Road**
- **No. #6- 11BAR-00000-00018- A.H. Living Trust New Second Addition & Remodel- 2255 Featherhill Road**

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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 August 29, 2011 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE**

**STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 2:00 P. M.**

1. **08TEA-00000-00045**  
**11BAR-00000-00134**      **Tea Fire Bermant New Single Family Dwelling**      **810 Coyote Road**  
11LUP-00000-00312      (Brian Banks, Planner 568-3559)      Ridgeline: N/A

Request of Brian Poliquin, architect for the owner, Andrew Bermant, to consider Case No. 11BAR-00000-00134 for **further conceptual review of a two story single family dwelling, with the first floor being approximately 1,805 square feet (gross), the second floor being approximately 1,488 square feet (gross) and a attached garage of approximately 502 square feet (gross).** There are no structures currently on the property. The proposed project will require approximately 370 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-0700-028, located at **810 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 8/29/11)

**FINAL APPROVAL**

2. **11BAR-00000-00138**      **Gunner Commercial Exterior Changes**  
**Conceptual Preliminary/Final Approval**      **525 San Ysidro Road**  
11SCD-00000-00011 & 11LUP-00000-00320 (Julie Harris, Planner 568-3518)      Ridgeline: N/A

Request of Don Nulty, architect for the owner, Richard Gunner, to consider Case No. 11BAR-00000-00138 for **conceptual review and preliminary/final approval of exterior alterations including doors, windows, roofs & exterior colors, finishes and materials of buildings previously approved by 07BAR-00000-00202 and 08DVP-00000-00028 and changing the sign type for Building D from a wall sign previously approved by 08OSP-00000-00003 to an under canopy sign.** The following structures currently exist on the parcel: Commercial and Retail buildings of approximately 14,193 square feet (net) of which 6,896 square feet (net) are currently under construction. The proposed project will not require grading. The property is a 1.42 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-083, located at **525 San Ysidro Road** in the Montecito area, First Supervisorial District.

**PRELIMINARY APPROVAL**

3. **10BAR-00000-00032**                      **K-Corp/Carter New Single Family Dwelling**                      **1140 High Road**  
10CDP-00000-00069                      (Julie Harris, Planner 568-3518)                      Ridgeline: N/A

Request of Kyle Carter, owner, to consider Case No. 10BAR-00000-00032 for **further conceptual/preliminary approval of a new two-story single family residence with the first floor being approximately 3,132 square feet, the second floor being approximately 359 square feet and an attached garage of approximately 739 square feet (all areas net sq. ft.). The project includes a new pergola-type garden structure of approximately 525 square feet and 7.5 feet tall, and a new 5' tall wrought iron fence.** The parcel is vacant with gateposts and a low perimeter wall of historic merit, which will remain in place. The proposed project will require approximately 216 cubic yards of cut and 210 cubic yards of fill. The property is a 0.95-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-162-037, located at **1140 High Road** in the Montecito area, First Supervisorial District. (Continued from 2/16/10 6/21/10, 10/11/10, 10/25/10, 1/24/11, 8/29/11)

4. **08BAR-00000-00273**                      **Prescott New Residence**                      **1496 E. Mountain Drive**  
10LUP-00000-00109                      and Cabana                      (Allen Bell, Planner 568-2033)                      Ridgeline: Yes

Request of Jeremy Roberts, agent for the owner, John K. Percy, to consider Case No. 08BAR-00000-00273 for **further conceptual review/preliminary approval of a two-story single-family residence of approximately 7,184 square feet, attached garage of approximately 775 square feet, attached cabana of approximately 460 square feet, pool of approximately 550 square feet, and driveway of approximately 1,100 linear feet.** (Statistics are gross area.) No structures currently exist on the parcel. The proposed residence and driveway will require approximately 6,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 4.17-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-060-044, located at 1496 E. Mountain Drive in the Montecito area, First Supervisorial District. (Owner has a pending Lot Line Adjustment to reduce the size of the parcel from 4.17 to 3.15 acres, Case No. 09LLA-00000-00011.) (Continued from 1/23/09, 9/27/10)

5. **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, 7/11/11, 8/29/11)

**CONCEPTUAL REVIEW**

6. **11BAR-00000-00018**                      **A. H. Living Trust New Second Floor**                      **2255 Featherhill Road**  
11LUP-00000-00047                      Addition and Remodel                      (Kimberley McCarthy, Planner 568-2005)                      Ridgeline: N/A

Request of Peter Kavoian, architect for the owners, A.H. Living Trust, to consider Case No. 11BAR-00000-00018 for **further conceptual review/preliminary approval of an 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

