



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA & SITE VISIT

**Meeting Date: October 10, 2011
2:00 P.M.**

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

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 (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.

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 September 19, 2011 will be considered.**
- IV. **MONTECITO CONSENT AGENDA**

The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P.M.

- C-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 **final approval on consent 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, 9/19/11)

- C-2. 11BAR-00000-00015 880 Picacho Lane Trust SFD Demo 880 Picacho Lane
11LUP-00000-00100 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Bree Medley, agent for the owners, 880 Picacho Lane Trust, to consider Case No. 11BAR-00000-00015 for **final approval on consent 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. (Continued from 2/28/11, 5/23/11, 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 2:00 P. M.

FINAL APPROVAL

1. **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 **final approval of a new two-story single family residence with the first floor being approximately 3,148 square feet, the second floor being approximately 362 square feet and an attached garage of approximately 739 square feet (all areas net sq. ft.)**. 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, 9/19/11)

2. **11BAR-00000-00104** **Maxwell Addition, Remodel**
Driveway and Circular Motor Court **1163 Summit Road**
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 **final 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, 8/8/11, 8/29/11)

PRELIMINARY APPROVAL

3. **10BAR-00000-00197** **Anderson Demo and**
New Single Family Dwelling **1180 East Mountain Drive**
10LUP-00000-00489 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Ken Mineau, architect for the owner, Chris Anderson, to consider Case No. 10BAR-00000-00197 for **preliminary/final approval of the demolition of an existing 4,235 sq. ft. 2-story single-family dwelling and 548 sq. ft. attached garage and to allow construction of a new 5,160 [net] sq. ft. 2-story single-family dwelling with a 1,451 [net] sq. ft. basement and 538 sq. ft. attached garage**. The existing guesthouse of approximately 800 square feet and a detached garage of approximately 525 square feet are to remain. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 2.85 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-020-033, located at **1180 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/11, 6/6/11)

4. **11BAR-00000-00017** **Wilson Garage and Sound Wall** **116 Arroqui Street**
11CDH-00000-00011 (Nicole Lieu, 884-8068) Ridgeline: N/A

Request of Paul Zink, architect for the owners, Monte & Maria Wilson, to consider Case No. 11BAR-00000-00017 for **preliminary/final approval of a new detached garage of approximately 800 square feet (gross)**. The following structures currently exist on the parcel: a single family dwelling of approximately 3,300 square feet (gross). The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a .51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-016, located at **116 Arroqui Street** in the Montecito area, First Supervisorial District. (Continued from 2/28/11)

5. **11BAR-00000-00103** **Mitchel Addition** **180 Santo Tomas**
11CDP-00000-00064 (Kimberley McCarthy Planner 568-2005) Ridgeline: N/A

Request of David Chase, agent for the owners, Hank & Mari Mitchel, to consider Case No. 11BAR-00000-00103 for **preliminary/final approval 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. (Continued from 7/11/11)

CONCEPTUAL REVIEW

6. **11BAR-00000-00018** **A. H. Living Trust New Second Floor Addition and Remodel** **2255 Featherhill Road**
11LUP-00000-00047 (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 155-060-004, located at **2255 Featherhill** in the Montecito area, First Supervisorial District. (Continued from 2/28/11, 8/8/11, 9/19/11)

7. **11BAR-00000-00149** **Sorrell Remodel, Demo & Addition** **1970 East Valley Road**
(Kimberley McCarthy Planner, 568-2005) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jon R. Sorrell, to consider Case No. 11BAR-00000-00149 for **conceptual of an addition to an already existing single family dwelling of approximately 558 square feet and the demolition of 940 square feet of the existing single family dwelling**. The following structures currently exist on the parcel: a single family dwelling of approximately 3,312 square feet and a detached garage. The proposed project will not require grading. The property is a 1.3 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-024, located at **1970 East Valley Road** in the Montecito area, First Supervisorial District.

