

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: April 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 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. 4 – Van Vliet Addition and Remodel, 1717 Fernald Point Lane
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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 April 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-00000-00029
11LUP-00000-00092 | Howe Addition/Remodel,
Garage Conversion and New Pool
(Brian Banks, Planner 568-3559) | 965 Brooktree Lane
Ridgeline: Urban |
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Request of Tom Smith, architect for the owner, Michael Howe, to consider Case No. 11BAR-00000-00029 for **final approval on consent of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet into living space, new covered patio and deck, new front patio area with new pool and retaining walls of 4 feet, new motor court with retaining wall of 8 feet at the rear of the property. The project includes an exterior remodel from wood siding to plaster and stone, a new tile roof, and a new entry gate.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 257 square feet, the second floor being approximately 2,714 square feet and an attached garage of approximately 483 square feet. The proposed project approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-012, located at 965 Brooktree Lane in the Montecito area, First Supervisorial District. (Continued from 3/28/11, 4/11/11)

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| C-2. | 11BAR-00000-00038
11LUP-00000-00119 | 281 Hot Springs, LLC
Roof, Landscape and Driveway Changes
(Brian Banks, Planner 568-3559) | 281 Hot Springs Road
Ridgeline: N/A |
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Request of Don Nulty, architect for the owners, 281 Hot Springs, LLC, to consider Case No. 11BAR-00000-00038 for **preliminary/final approval on consent of a new driveway and entry gates, existing entry walls to be raised from 6 feet to 8 feet, a new tennis court to replace the existing sport court, replace existing pool with a new configuration, a new gable roof on the master bathroom and new window changes and remove previously approved doors to the media room.** The following structures currently exist on the parcel: a two story residence of approximately 5275 square feet total, a detached garage of approximately 486 square feet (to be demolished) an detached accessory structure of

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approximately 800 square feet (to be demolished), a kitchen addition of approximately 104 square feet, mud room addition of approximately 157 square feet and family room of approximately 396 square feet. The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at 281 Hot Springs Road in the Montecito area, First Supervisorial District. (Continued from 4/11/11)

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.

TEA FIRE PROJECTS

Tea Fire

Steven's Revised New Single Family

1. 11BAR-00000-00042 Dwelling and Attached Garage 70 West Mountain Drive
11RVP-00000-00027 (Veronica Lanz Planner, 568-2013) Ridgeline: N/A

Request of Dustin Stephens, architect for the owners, Sean Stevens, to consider Case No. 11BAR-00000-00042 for a revised final approval to reduce the previously approved square footage of a single family dwelling from 1,601 square feet to 1,376 square feet, and reduce the basement/garage from 841 square feet to 434 square feet. The following structures currently exist on the parcel: Vacant (Tea Fire Rebuild). No grading changes are proposed. The property is a 6.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-024, located at 70 West Mountain Drive in the Montecito area, First Supervisorial District.

Tea Fire

2. 11BAR-00000-00046 Moseley Accessory Structure 269 East Mountain Drive
11LUP-00000-00046 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Carla Moseley, owner, to consider Case No. 11BAR-00000-00046 for conceptual review of two as-built accessory structures consisting of a barn of approximately 749 square feet and hay barn of approximately 198 square feet. The following structures currently exist on the parcel: vacant (dwelling and artist studio destroyed by Tea Fire). The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-050-025, located at 269 East Mountain Drive in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

3. 10BAR-00000-00148 Walters Living Trust Fence & Trellis 365 Hot Springs Road
10LUP-00000-00393 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, Christy Kolva, to consider Case No. 10BAR-00000-00148 for preliminary approval of an unpermitted fence with a garden accessory trellis of approximately 145 square feet. The following structures currently exist on the parcel: a single family dwelling, an attached garage and an accessory structure. The proposed project will not require grading. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-

026, located at **365 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/25/10, 11/8/11)

CONCEPTUAL REVIEW

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| 4. | 11BAR-00000-00024 | Van Vliet Addition and Remodel | 1717 Fernald Point Lane |
| | 11CDH-00000-00008 | (Nicole Lieu, Planner 884-8068) | Ridgeline: N/A |

Request of Jennifer Foster, agent for the owners, Alan & Kathryn Van Vliet, to consider Case No. 11BAR-00000-00024 for a further **conceptual review of an addition of 10 square feet to the existing one story single family dwelling, a second story addition of approximately 396 square feet, an addition to the attached garage of approximately 119 square feet. New fencing, walls and entry gates are proposed as well.** The following structures currently exist on the parcel: a one story single family dwelling of approximately 3,302, an attached garage of approximately 658 square feet, and an attached carport of approximately 119 square feet. The proposed project will require approximately 72 cubic yards of cut and approximately 26 cubic yards of fill. The property is a .42 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-021, located at **1717 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 3/14/11)

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| 5. | 11BAR-00000-00049 | Landfried Two Story Addition | 822 Chelham Way |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Kevin Vandervort, architect for the owners, John & Ilze Landfried, to consider Case No. 11BAR-00000-00049 for **conceptual review of an addition to a story single family dwelling, with the first floor addition being approximately 4 square feet, and the second story addition being approximately 346 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 1,878 square feet, with the first floor being approximately 691 square feet (one square foot to be demolished) the second story being approximately 1187 square feet. The proposed project will not require grading. The property is a .22 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-005, located at **822 Chelham Way** in the Montecito area, First Supervisorial District.