

# COUNTY OF SANTA BARBARA



## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: MARCH 14, 2011  
3:00 P.M.**

Santa Barbara County  
Planning Commission Hearing  
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 (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. 4 – Brass Demo and New Single Family Dwelling, 645 San Ysidro 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 February 28, 2011 will be considered.
- IV. **MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. **STAFF UPDATE**

**STANDARD AGENDA:**

<b>The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</b>
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**FINAL APPROVAL**

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|----|--|------------------------|
| 1. | <b>Hannaford Single Family Dwelling Revision</b> | <b>970 Lilac Drive</b> |
|    | 11BAR-00000-00002                                |                        |
|    | 11RVP-00000-00001                                | Ridgeline: N/A         |

Request of Chris Keller, architect for the owners, Jule & Elizabeth Hannford, to consider Case No. 11BAR-00000-00002 for revised final approval of an approved project. The revision is to the window layout of the Master Bath, deletion of 2 partial height walls, deletion of an outdoor shower, and minor landscape change to add new plantings.. The following structures are currently being built on the parcel: a two story single family residence, with the first floor being approximately 2,750 square feet, the first floor being approximately 850 square feet an attached garage of approximately 473 square feet and a guest house of approximately 398 square feet. The proposed project will require approximately 25 cubic yards of fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-039, located at 970 Lilac Drive in the Montecito area, First Supervisorial District. (Continued from 1/24/11, 2/28/11)

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|----|--------------------------------|-------------------------------|
| 2. | <b>Pulice Exterior Remodel</b> | <b>296 Las Entradas Drive</b> |
|    | 10BAR-00000-00194              |                               |
|    | 11CDP-00000-00011              | Ridgeline: N/A                |

Request of Tom Bollay, architect for the owners, Ron & Stacy Pulice, to consider Case No. 10BAR-00000-00194 for preliminary/final approval of exterior changes, window and door additions to the already existing single family residence of approximately 10,700 square feet. The following structures currently exist on the parcel: a two story single family residence with the first floor being approximately 5,193 square feet, the second floor being approximately 5,091, and the basement of approximately 2,222 square feet, an attached garage of approximately 761 square feet, a guest house of

approximately 677 square feet and an accessory structure of approximately 756 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-024, located at **296 Las Entradas Drive** in the Montecito area, First Supervisorial District. (Continued from 12/20/10)

### PRELIMINARY APPROVAL

3. 10BAR-00000-00036      Luck Lucky Trust SFD Addition & Loggia      566 Picacho Lane  
10LUP-00000-00435      (Brian Banks, Planner 568-3559)      Ridgeline: N/A

Request of Susette Naylor architect for the owner, Luck Lucky Trust, to consider Case No. 10BAR-00000-00036 for a **preliminary/final approval of new open air loggia of approximately 391 square feet and an addition of approximately 374 square feet to the single family dwelling**. The following structures currently exist on the parcel: single family residence of approximately 4046 square feet with an attached garage of approximately 627 square feet. The proposed project will require approximately 14 cubic yards of cut and approximately 141 cubic yards of fill. The property is a 1.25 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-002, located at **566 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 3/22/10, 11/22/10)

4. 11BAR-00000-00007      Bruss Demo/New SFD      645 San Ysidro Road  
11BAR-00000-00038      (Kimberley McCarthy, 568-2005)      Ridgeline: N/A

Request of Richard Starnes, architect for the owner, Wendy Bruss, to consider Case No. 11BAR-00000-00007 for **preliminary approval of new two story single family dwelling with the first floor being approximately 2,931 square feet, the second story being 1,766 square feet, a basement of approximately 1,105 square feet, an attached garage of approximately 882 square feet and a pool house of approximately 800 square feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 1,012 square feet and an attached carport of approximately 340 (all to be demolished). The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a .98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-009, located at **645 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 2/7/11)

### CONCEPTUAL REVIEW

5. 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 **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.

6. **10BAR-00000-00143** **Booth New** **1795 Fernald Point Lane**  
**11CDH-00000-00009** **Single Family Dwelling & Garage** **Ridgeline: N/A**  
(J. Ritterbeck, Planner 568-3509)

Request of Nueman Mendro Andrulitus, architect for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for further conceptual review of a new two story single family dwelling with the first floor being approximately 1,820 square feet and the second floor being approximately 857 square feet and a detached garage of approximately 483 square feet. The house has been moved back towards the north by 7 square feet and the height of the perimeter wall was reduced to 6 feet. No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a .27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at 1795 Fernald Point Lane in the Montecito area, First Supervisorial District. (Continued from 10/11/10, 12/6/10)