



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: May 4, 2015
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

DRAFT AGENDA

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| - Claire Gottsdanker | Derrick Eichelberger | - Chair |
| - John Watson | Dave Mendro | - Vice Chair |
| - Don Sharpe | Alex Tuttle | - Supervising Planner |
| - Dorinne Lee Johnson | Sharon Foster | - MBAR Secretary |
| - Thiep Cung | | |
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- 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.
 - o **The order of presentation after the Chairman introduces the item is as follows:**
 1. Presentation by the applicant.
 2. Questions by the Board.
 3. Public Comment.
 4. Additional response by applicant/staff.

5. Board consideration of Findings and Conditions of Approval.
 6. Motion, discussion of motion, decision, and vote by the Board.
- 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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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 20, 2015 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.

DISCUSSION ITEM

1. Limited Montecito Architectural Guidelines Update

(Oksana Buck, Planner 568-3577)

The primary purpose of the Limited Montecito Architectural Guidelines Update is to provide a focused update of the following five topics that affect community character: (1) Height Definition, (2) Height Measurement Methodology, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Basement Definition, (5) Floor Area Definition. The project will also propose amendments to the [Montecito Land Use and Development Code](#) and [Article II-Coastal Zoning Ordinance](#) as necessary to provide consistency between the ordinances and the architectural guidelines.

PRELIMINARY APPROVAL

2. **14BAR-00000-00226** **Peck New Perimeter Fence** **1134 Hill Road**
14CDP-00000-00085 (Ryan Cooksey, Planner 568-2046) Ridgeline: N/A

Request of John Cuykendall, agent for the owner, Susan Peck, to consider Case No. 14BAR-00000-00226 for **preliminary/ final approval of a new perimeter fence of approximately 230 linear feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 1,628 square feet, and a storage shed of approximately 135 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 5 cubic yards of fill. The property is a .44 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-006, located at **1134 Hill Road** in the Montecito area, First Supervisorial District (**Continued from 11/3/15**)

CONCEPTUAL REVIEW

3. **15BAR-00000-00058** **Orfalea New Pool Equipment trellis** **1130 Channel Drive**
BBQ & Counter Area
15CDH-00000-00008 (Stephanie Swanson, Planner 568-3319) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Jane W. Wood Orfalea, to consider Case No. 15BAR-00000-00058 for **conceptual review of a new trellis of approximately 176 square feet, a pool of approximately 168 square feet, a pool equipment storage area of approximately 40 square feet with a 6' high surrounding fence, 1 electric infrared outdoor heater, 2 fire pits, and a BBQ area and counter with a fireplace**. The following structures currently exist on the parcel: a single family dwelling of approximately 1,436 square feet and a detached garage of approximately 621 square feet. The proposed project will not require grading. The property is a .31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-015, located at **1130 Channel Drive** in the Montecito area, First Supervisorial District.

4. **15BAR-00000-00068** **EVR Estates LLC** **1880 East Valley Road**
Guesthouse & Garage Remodel
(No Planner Assigned) Ridgeline: N/A

Request of Will Gray, Appleton & Associates, architects for the owners, Herb & Bui Simon, to consider Case No. 15BAR-00000-00068 for **conceptual review of an exterior and interior remodel of the existing guest house of approximately 1,987 square feet and the existing garage of approximately 1,031 square feet. No new square footage will be added**. The following structures currently exist on the parcel: a two story single family dwelling of approximately 7,500 square feet, a detached garage of approximately 1,031 square feet, (to be remodeled) a detached guest house of approximately 1,987 square feet (to be remodeled) and an accessory structure of approximately 518 square feet. The proposed project will require approximately <50 cubic yards of cut and no fill. The property is a 5.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-009, located at **1880 East Valley Road** in the Montecito area, First Supervisorial District.