



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 1, 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

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- Claire Gottsdanker	Derrick Eichelberger	- <b>Chair</b>
- John Watson	Dave Mendro	- <b>Vice Chair</b>
- Don Sharpe	Alex Tuttle	- <b>Supervising Planner</b>
- Dorinne Lee Johnson	Sharon Foster	- <b>MBAR Secretary</b>
- Thiap 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.

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- 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 May 18, 2015 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. 14BAR-00000-00137      Winkler New Two Story  
Single Family Dwelling, Garage and Pool      4 Sunrise Hill Lane  
14LUP-00000-00242      (J. Ritterbeck, Planner 568-3509)      Ridgeline: N/A**

Request of Robert Senn, architect for the owner, Matthew and Margaret Winkler, to consider Case No. 14BAR-00000-00137 for **final approval on consent of a new two story single family dwelling with the first floor being of approximately 3,632 square feet, the second floor being approximately 1,177 square feet, decks of approximately 276 square feet, a loggia of approximately 320 square feet, an attached garage of approximately 725 square feet and a basement of approximately 980 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,043 cubic yards of cut and approximately 603 cubic yards of fill. The property is a 3.94 acre parcel zoned 1-E-1and shown as Assessor’s Parcel Number 013-210-049, located at **4 Sunrise Hill Lane** in the Montecito area, First Supervisorial District.  
(Continued from 7/14/14, 9/8/14, 5/4/15)

- V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**

VII. STANDARD AGENDA:

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

**DISCUSSION ITEMS:**

- 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. (Continued from 5/4/15)

- 2. Outdoor Lighting  
(Dante Doberneck, Planner 568-2517)

The Planning & Development Department is considering edits to existing boilerplate verbiage for some Conditions of Approval. This includes exterior lighting. In order to achieve the objectives of the Montecito Land Use and Development Code and the Montecito Architectural Guidelines and Design Standards, it would be useful to receive input from MBAR members regarding specific guidelines for outdoor lighting. A memorandum of four questions regarding outdoor lighting has been prepared to guide the discussion.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P. M.**

**CONCEPTUAL REVIEW**

- 3. 15BAR-00000-00078 **Rogers Cabana Remodel & Roof Height Addition** 1711Fernald Point Lane  
15CDH-00000-00011 (Christine Louie Planner 568-3510) Ridgeline: N/A

Request of Kurt Magness, architect for the owner, Mindy Rogers, to consider Case No. 15BAR-00000-00078 for **conceptual review of exterior changes to the existing deck at the cabana as well as raise a portion of the roof by 1 foot, reconfigure the bathroom at the cabana, change existing window and door to French doors.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,221 square feet and a cabana of approximately 268 square feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 007-380-023, located at **1711 Fernald Point** in the Montecito area, First Supervisorial District.

- 4. 15BAR-00000-00079 **Rogers New Gate, Columns Carport and Driveway** 1717 Fernald Point Lane  
15CDH-00000-00010 (Christine Louie Planner 568-3510) Ridgeline: N/A

Request of Kurt Magness, architect for the owner, Mindy Rogers, to consider Case No. 15BAR-00000-00079 for **conceptual review a new carport of approximately 441 square feet, a**

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**new 6' foot gate with 8' foot columns and the widening of the existing 12 foot drive to 16 feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,499 square feet, an attached garage of approximately 687 square feet and a detached carport of approximately 441 square feet. The proposed project will not require grading. The property is a .46 acre foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-021, located at **1717 Fernald Point** in the Montecito area, First Supervisorial District.

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|-----------|--------------------------|---|-------------------------|
| <b>5.</b> | <b>15BAR-00000-00081</b> | <b>Hynds Addition, Remodel,<br/>Demo &amp; New Deck</b> | <b>1371 Santa Clara</b> |
|           | <b>Way</b>               |   |                         |
|           | 15CDP-00000-00042        | (Gabe Diaz Planner 568-3559)                            | Ridgeline: N/A          |

Request of Jason Carter, agent for the owner, Mike Hynds, to consider Case No. 15BAR-00000-00081 for **conceptual review of an addition to the existing single family dwelling of approximately 592 square feet (net), demolition of the existing deck of approximately 393 square feet and the construction of a new deck of approximately 400 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,540 square feet (net) , an attached garage of approximately 329 square feet. The proposed project will not require grading. The property is a .37 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-244-007, located at **1371 Santa Clara Way** in the Montecito area, First Supervisorial District.

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|-----------|--------------------------|-------------------------|----------------------|
| <b>6.</b> | <b>15BAR-00000-00083</b> | <b>Behrman Addition</b> | <b>843 Park Lane</b> |
|           |                          | (No Planner Assigned)   | Ridgeline: RMZ       |

Request of Brian Banks, agent for the owners, Michael Behrman, to consider Case No. 15BAR-00000-00083 for **conceptual review of an addition to the existing single family dwelling of approximately 600 square feet.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 1,392 square feet, the second story being approximately 3,468 square feet, a basement of approximately 1,668 square feet and an attached garage of approximately 800 square feet and a detached guesthouse of approximately 488 square feet. The proposed project will require approximately 16 cubic yards of cut and no fill. The property is a 4.42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-030-019, located at **843 Park Lane** in the Montecito area, First Supervisorial District.

**FINAL APPROVAL**

- |           |                                   |   |                               |
|-----------|-----------------------------------|---|-------------------------------|
|           | <b>Gardenland Properties, LLC</b> |   |                               |
| <b>7.</b> | <b>14BAR-00000-00141</b>          | <b>New Two Story Single Family Dwelling</b> | <b>809 Romero Canyon Road</b> |
|           | 14LUP-00000-00359                 | (Dante Doberneck, Planner 568-2517)         | Ridgeline: N/A                |

Request of Steve Fort, agent for the owner, Gardenland Properties, LLC, to consider Case No. 14BAR-00000-00141 for **final approval of a new two story single family dwelling, with the first floor being approximately 4,086 square feet, the second floor being approximately 291 square feet.** The following structures currently exist on the parcel: a 998 square foot residence (to be converted to a residential second unit) , a hobby room, located above the residential second unit, of approximately 187 square feet and detached workshop of approximately 455 square feet and a detached garage of approximately 1,079 square feet. The proposed project will require approximately 550 cubic yards of cut and approximately 1350 cubic yards of fill. The property is a 5.94 acre foot parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-034, located at **809 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/14/14, 10/6/14, 4/20/15, 5/18/15)