



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA STORY POLES & SITE VISIT

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

**Meeting Date: January 25, 2016
2:00 P.M.**

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|-----------------------|--------------------|------------------------------|
| - John Watson | Dave Mendro | - Chair |
| - Don Sharpe | Claire Gottsdanker | - Vice Chair |
| - Dorinne Lee Johnson | Alex Tuttle | - Supervising Planner |
| - Thiep Cung | Sharon Foster | - MBAR Secretary |
| - Derrik Eichelberger | | |
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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.

Site Visit: 12:00 pm

Item #3. Webb New Single Family Dwelling 15BAR-00000-00240, Guesthouse, Two Detached Garages, Pool Cabana & Pool, 860 SanYsidro Road

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 December 14, 2015 January 11, 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. 15BAR-00000-00152	Skivience, LLC Additions and Remodel	944 Arcady Road
15LUP-00000-00434	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of David Van Hoy, architect for the owners, Skivience, LLC, to consider Case No. 15BAR-00000-000152 for **final approval on consent of an addition to the existing single family dwelling of approximately 537 square feet and a new detached garage of approximately 500 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,368 square feet and an attached garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-191-010, located at **944 Arcady Road** in the Montecito area, First Supervisorial District. (Continued from 09/14/15, 11/30/15, 12/14/15, 1/11/16)

STANDARD AGENDA:

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

1. Limited Montecito Architectural Guidelines Update
(Julie Harris, Planner 568-3543)

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, 6/1/15, 12/14/15)

PRELIMINARY APPROVAL

2. 15BAR-00000-00083 Behrman Addition 843 Park Lane
15DVP-00000-00011 (Stephanie Swanson, Planner) Ridgeline: RMZ

Request of Brian Banks, agent for the owners, Michael Behrman, to consider Case No. 15BAR-00000-00083 for **preliminary/final approval 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. (Continued from 6/1/15)

CONCEPTUAL REVIEW

3. 15BAR-00000-00240 Webb New Single Family Dwelling 860 San Ysidro Road
16LUP-00000-00009 (Paul Dan, Planner) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 15BAR-00000-00240 for **further conceptual review of a new two story single family dwelling, with the first floor being approximately 4,385 square feet, the second floor being approximately 2,640 square feet, a basement of approximately 1,390 square feet, a detached three care garage of approximately 800 square feet, a detached two car garage of approximately 595 square feet, a guesthouse of approximately 800 square feet, a detached cabana of approximately 600 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,712 square feet and a detached garage of approximately 628 square feet. (all to be demolished). The proposed project will require approximately 650 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 2.94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-011, located at **860 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 12/14/15)

**The Representatives of the following items should be in attendance at this MBAR
Meeting by 3:00 P. M.**

4. 15BAR-00000-00250 Smith Addition's and Accessory Structures 800 Buena Vista Drive
(No Planner Assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Pat Smith, to consider Case No. 15BAR-00000-00250 for **conceptual review of an additions to the existing two story single family dwelling with approximately 242 square feet to be added to the first floor, approximately 917 square feet to be added to the second story, an accessory structure of approximately 287 square feet, a pool cabana of approximately 422 square feet and a bike barn of approximately 203 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 3,388 square feet an art studio of approximately 276 square feet, an attached garage of approximately 584 square feet and a carport of approximately 347 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.67 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-047, located at **800 Buena Vista Drive** in the Montecito area, First Supervisorial District.

5. 15BAR-00000-00226 Vigia Trust New Wall 698 El Rancho Road
15LUP-00000-00459 (Gabe Diaz Planner 568-3559) Ridgeline: N/A

Request of Peter Becker, architect for the owner, Virginia Wall, to consider Case No. 15BAR-00000-00226 for **conceptual review of a 3 foot as-built safety wall at the existing pool. No changes to the existing 2,993 net square footage single family dwelling are proposed.** The following structures currently exist on the parcel: **a single story residence of approximately 2,993 square feet and an attached two-car garage of approximately 610 square foot.** The proposed project will not require grading. The property is a .75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-032, located at **698 El Rancho Road** in the Montecito area, First Supervisorial District.

6. 15BAR-00000-00215 Turney/Foshay Outdoor Improvements 490 East Gate Lane
15LUP-00000-00430 (Sean Herron, Planner 568-3510) Ridgeline: N/A

Request of Martha Degasis, agent for the owners, Bobbie Foshay and Tom Turney, to consider Case No. 15BAR-00000-00215 for **conceptual review/preliminary approval of new landscaping, hardscaping, fencing and a pool.** The following structures currently exist on the parcel: a single family dwelling of approximately 4,500 square feet with an attached garage. The proposed project would require approximately 35 cubic yards of fill and 5 cubic yards of cut. The property is a 0.93-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-035, located at **490 East Gate Lane** in the Montecito area, First Supervisorial District.

7. 15BAR-00000-00252 Carney Addition & Attached Garage 2255 Featherhill Road
(No Planner Assigned) Ridgeline: N/A/Urban/Rural

Request of Harrison Design, architect for the owner, Paul Carney, to consider Case No. 15BAR-00000-00252 for **conceptual review of an addition to an existing single family dwelling of approximately 3,652 square feet and an attached garage of approximately square feet 1,144 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,925 square feet, a pool cabana of approximately 165 square feet, a detached garage of approximately 1,093 square feet, a guest house of approximately 896 square feet and a shed of approximately 140 square feet.

