



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW REVISED 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: December 14, 2015
2:00 P.M.**

***Revision: Item #3. 14BAR-00000-00025 - Westmont Master Plan/New Residence Hall, 899 Cold Springs Road, was added to the 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 November 30, 2015 will be considered.
- IV. MONTECITO CONSENT AGENDA**

The Representatives of the following items should be in attendance at this MBAR Meeting by 1:30 P.M.

- C-1. **15BAR-00000-00160 Manis Demo/New Pool Cabana and Site Wall 2580 Sycamore Canyon Road**
15LUP-00000-00427 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Wade Davis Design, architect for the owner, Steve Manis, to consider Case No. 15BAR-00000-00160 for **final approval on consent of a new pool house of approximately 294 square feet and a new 6' foot high site wall along Sycamore Canyon Road.** The following structures currently exist on the parcel: a single family residence of approximately 3,878 square feet with an attached garage of approximately 397 square feet, a carport of approximately 489 square feet, a guest house of approximately 945 square feet and a pool house of approximately 158 square feet (to be demolished and rebuilt). The proposed project will require approximately 29.5 cubic yards of cut and no fill. The property is a 1.29 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-007, located at **2580 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 9/14/15, 11/9/15, 11/30/15)

- C-2. **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)

C-3. 15BAR-00000-00232 Smith New Garage and Access Improvements 222 Hot Springs Road
15LUP-00000-00467 (Tammy Weber, Planner 568-3017) Ridgeline: N/A

Request of Jeremy Roberts, architect for the owners, Michael Smith, to consider Case No. 15BAR-00000-00217 for **preliminary/final approval on consent of new detached garage of approximately square feet 725 square feet and the renovation of the existing driveway, entrance and access configuration to provide the required Montecito Fire Department hammerhead turn-around.** The following structures currently exist on the parcel: a single family dwelling of approximately 4,378 square feet. The proposed project will require approximately 220 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-053, located at **222 Hot Springs Road** in the Montecito area, First Supervisorial District.

C-4. 15BAR-00000-00180 Chafkin/Claypoole Garage, Pool & Trellis 226 East Mountain Drive
15LUP-00000-00379 (Tammy Weber, Planner 568-3017) Ridgeline: N/A

Request of Diana Kelly, agent for the owners, Jerry & Jennifer Chafkin, to consider Case No. 15BAR-00000-00180 for **preliminary/ final approval on consent of a new three car garage of approximately 663 square feet, an in ground pool of approximately 490 square feet and a new trellis of approximately 150 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,174 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 1.16 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-014, located at **226 East Mountain Drive** in the Montecito area, First Supervisorial District.(Continued from 10/26/15)

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 2:00 P. M.**

FINAL APPROVAL

1. 15BAR-00000-00051 Corson New Two Story Single Family Dwelling 170 Middle Road
Attached Garage & Guesthouse
15CDP-0000000-00041 (Stephanie Swanson, 568-3319) Ridgeline: N/A

Request of Paolo Casero of Blackbird Architects, architect for the owner, 170 Middle Road LLC, to consider Case No.15BAR-00000-00051 for **revised preliminary/final approval of a new one story 4,759 (net) single family dwelling, an attached garage of approximately 799 square feet (net), and a detached cabana of**

approximately 478 square feet (net). The following structures currently exist on the parcel: an accessory structure of approximately 680 square feet (net) designated as a County Landmark #50 (Moody Cottage), which will remain on site. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-028, located at 170 Middle Road in the Montecito area, First Supervisorial District. (Continued from 4/20/15, 5/18/15, 7/13/15, 8/14/15, 9/14/15. Previously approved at the 9/14/15 MBAR hearing.)

2. **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, 6/1/15)

FINAL APPROVAL

3. **14BAR-00000-00025 Westmont Master Plan/New Residence Hall 899 Cold Springs Road**
14RVP-00000-00091 (Joyce Gerber, Planner 568-3518) Ridgeline: N/A

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 14BAR-00000-00025 for **final approval of a new residence hall complex consisting of three buildings totaling approximately 46,000 square feet:** the Common Building would be approximately 8,639 square feet in size, the Residence Hall North would be approximately 18,174 square feet in size, and the Residence Hall South would be approximately 18,834 square feet in size. No structures currently exist in the development footprint, which is part of the Westmont College Campus. The proposed project will require approximately 1185 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 3.48 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-080-004, located at **899 Cold Springs Road** in the Montecito area, First Supervisorial District. (Continued from 2/24/14, 3/23/15, 4/20/15, 8/10/15, 10/26/15)

4. **15BAR-00000-00205 Levin New Single Family Dwelling**
Covered Porch, Guest House 160 East Mountain Drive
15EXE-00000-00045 (Sean Herron Planner 568-3510) Ridgeline: N/A

Request of Brian Banks, agent for the owner, Susan Levin, to consider Case No. 15BAR-00000-00205 for **preliminary approval of a new single family dwelling of approximately 1,658 net square feet with a new covered porch of approximately 488 square feet, a 400 square foot carport, and a new guesthouse of approximately 498 net square feet as replacements of a residence and guesthouse of similar size and location that were destroyed by the Tea Fire.** Grading would include less than 50 cubic yards of cut and 50 cubic yards of fill. No trees are proposed for removal. The parcel will continue to be served by a private well, a private septic system, and the Montecito Fire Protection District. Access will continue to be provided off of Mountain Drive. The property is a 9.53-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-030-030, located at **160 East Mountain Drive** in the Montecito Community Plan Area, First Supervisorial District. (Continued from 11/9/15)

Miramar Hotel Revised Development Plan

5. 14BAR-00000-00177 **for Miramar Beach Club & Bungalows** 1555 South Jameson Lane
14RVP-00000-00063 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Miramar Acquisition Co., LLC, owner, to consider Case No. 14BAR-00000-00177 for **final approval of the redevelopment of the Miramar Hotel with all new buildings of approximately 239, 219 gross (170,049 net) square feet, including a main building with a lobby, meeting rooms and conference facilities, screening room, children’s center, back-of-house areas, 168 guest rooms, two restaurants and a beach bar, pools, landscaping, new 10-foot high sound wall, four employee dwellings, abandonment of the north-south segment of Miramar Avenue and relocation of a private access easement.** No structures currently exist on the parcel. The proposed project will require approximately 14,100 cubic yards of cut and 49,100 cubic yards of fill. The property consists of 15.99 total acres (15.77 net acres) zoned C-V and shown as Assessor’s Parcel Numbers 009-371-003, -004, 009-372-001, 009-343-010 and 009-333-010, 009-344-008, and 009-010-002 located at **1555 S. Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 8/25/14, 10/26/15, 11/9/15)

6. 14BAR-00000-00116 **Daugherty Addition. Detached Garage and Trellis** 801 San Ysidro Lane
14LUP-00000-00454 (Nicole Lieu, Planner 884-8068) Ridgeline: N/A

Request of Doug Beard, architect for the owners, William & Alex Daugherty, to consider Case No. 14BAR-00000-00116 for **final approval of an addition of approximately 1,779 square feet and detached garage of approximately 794 square feet and trellis of approximately 229 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,550 square feet and an attached garage of approximately 453 square feet. The proposed project will require approximately 178 cubic yards of cut and approximately 178 cubic yards of fill. The property is a 1.26 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 011-110-016, located at **801 San Ysidro Lane** in the Montecito area, First Supervisorial District (Continued from 6/16/14 not heard, 6/30/14, 12/14/14)

CONCEPTUAL REVIEW

7. 13BAR-00000-00261 **Peterson New Single Family Dwelling** 871 Park Hill Lane
(No Planner Assigned) RMZ 40

Request of Bob Easton, architect for the owner, James Peterson, to consider Case No. 13BAR-00000-00261 for **further conceptual review of new two story single family dwelling with the first floor being approximately 3,126 square feet, the second floor being approximately 2,724 square feet, a basement of approximately 3,100 square feet, a detached garage of approximately 800 square feet and a guesthouse of approximately 620 square feet.** The following structures currently exist on the parcel: a paved access drive. The proposed project will require approximately 3,260 cubic yards of cut and approximately 3000 cubic yards of fill. The property is a 3.95 acre parcel zoned RMZ 40 and shown as Assessor’s Parcel Number 007-030-016 located at 871 Park Hill Lane in the Montecito area, First Supervisorial District. (Continued not heard from 1/6/14)

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

- Frank & Kim Addition**
8. **13BAR-00000-00186** **Guest House, Artist Studio & Remodel** **447 Lanai Road**
13LUP-00000-00404 (Stephanie Swanson Planner 568-3319) Ridgeline: N/A

Request of Steve Fort, agent for the owners, John Frank & Diann Kim, to consider Case No. 13BAR-00000-00186 for **further conceptual review/preliminary approval of demolition and reconstruction of a 3,478 square foot single family dwelling, using the same footprint, an addition to the single family dwelling of approximately 935 square feet, with 635 square feet added to the existing main level and 300 square feet added to the new lower level (at the same grade as driveway & garage, lowering the grade at the existing driveway and reconstructing the garage), a new guesthouse of approximately 798 square feet (net), a new detached hobby room of approximately 277 square feet (net), a new detached carport, a new utility vault, a new septic system, a new pool, and reconstruction of the entry gates and driveway.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,478 square feet and an attached garage of approximately 674 square feet. The proposed project will require approximately 3,300 cubic yards of cut and approximately 2,200 cubic yards of fill, with 7,000 cubic yards of soil being removed and re-compacted, with an additional 440 cubic yards of soil being removed for installation of rain water cisterns. The property is a 2.147-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-050, located at **447 Lanai Road** in the Montecito area, First Supervisorial District. (Continued from 9/23/13)

9. **15BAR-00000-00200** **Solan Pool & Pool Cabana** **808 Hot Springs Road**
15LUP-00000 -00412 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Michelle McToldridge, architect for the owners, Michael Guy & Isabelle Solan, to consider Case No. 15BAR-00000-00200 for **conceptual review of a pool cabana approximately of 800 square feet (net).** The following structures currently exist on the parcel: a single family residence of approximately 2,811 square feet, an attached garage of approximately 400 square feet. The proposed project will require approximately NN42 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at **808 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/9/15)

10. **15BAR-00000-00228** **Remy's House Trust Pool Cabana** **699 San Ysidro Road**
15LUP-00000-00466 (Tammy Weber, Planner 568-3517) Ridgeline: N/A

Request of Appleton Partners, LLP, architects for the owner, Remy's House Trust, to consider Case No. 15BAR-00000-00228 for **conceptual review/preliminary approval of a new pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 7526 square feet, and existing guesthouse of approximately 1,526 square feet. The proposed project will not require grading. The property is a 3.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-140-006, located at **699 San Ysidro Road** in the Montecito area, First Supervisorial District.

