



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA SITE VISIT AND STORY POLES

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

**Meeting Date: February 8, 2016
2:00 P.M.**

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| - | Derrick Eichelberger | Dave Mendro | - Chair |
| - | John Watson | Claire Gottsdanker | - 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.

***Site Visit and Story Poles- 12:30**

Item #5- 15BAR-00000-00230- Biltmore Hotel Renovations 1260 Channel Drive

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 January 11, 2016 & January 25, 2016 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-00000-00153	Sander's Addition	2222 Featherhill Road
	15LUP-00000-00464	(Gabe Diaz Planner 568-3559)	Ridgeline: N/A

Request of Chris Cottrel, architect for the owners, Corey & Stephanie Sanders, to consider Case No. 14BAR-00000-00153 for **preliminary/final approval on consent of an addition of approximately 400 square feet to the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,303 square feet and an attached garage of approximately 383 square feet. The proposed project will not require grading. The property is a 1.06 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 1550-050-014, located at **2222 Featherhill Road** in the Montecito area, First Supervisorial District.(Continued from 12/14/15, 1/25/16)

C-2. 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 **final approval on consent 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. (Continued from 1/25/16)

C-3. 15BAR-00000-00239 Montecito Village Bathroom Addition 1482 East Valley Road
15LUP-00000-00488 (Paul Dan Planner 568-3573) Ridgeline: N/A

Request of, Jeff Gorrell, architect for the owners, Norm Borgatello, Valley Improvement, to consider Case No. 15BAR-00000-00239 for **preliminary/final approval on consent for construction of a 179 square foot public restroom facility attached to an existing building**. The following structures currently exist on the parcel: 9 existing commercial buildings totaling 73,46 square feet. The proposed project will not require grading. The property is a 4.64 acre parcel zoned CN and shown as Assessor's Parcel Number 011-200-081 & 011-200-021, located at **1482 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 1/11/16)

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.

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, 1/25/16)

FINAL APPROVAL

2. **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 **final approval of a pool cabana approximately of 792square feet (net) with a maximum height of 15 feet, eight inches as measured from existing grade.** 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 42 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.2 acre parcel zoned 2-E-1and 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, 12/14/15, 1/11/16)

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

3. **15BAR-00000-00013** **Van Hiel** **New Single Family Dwelling, Garage & Pool** **805 Park Lane West**
15LUP-00000-00051 (Roxana Bonderson, Planner 884-8051) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Don and Mary Van Hiel, to consider Case No. 15BAR-00000-00013 for **final approval of a new two story single family dwelling with the first floor being approximately 1,525 square feet, the second floor being approximately 978 square feet, the basement being approximately 934 square feet, an attached garage of approximately 714 square feet and an attached loggia of approximately 315 square feet.** There are currently no structures on the parcel. Grading would include 500 cubic yards of cut and no fill. A total of 7 trees (an 11" oak, an 11" sycamore, a 10" sycamore, a 6" pittosporum, a 6" non-protected species, a 6" non-protected species and a 5" non-protected species,) would be removed. The pool will be filled by imported water by Marborg, until the Montecito Water District emergency drought provisions are repealed and water is available. The parcel would be served by a private well and Montecito Sanitary District. The parcel would continue to be served by the Montecito Fire District. Access would continue to be provided off of Park Lane West. The property is a 0.841-acre parcel, zoned 2-E-1 and shown as Assessor's Parcel Number 007-050-031, located at **805 Park Lane West** in the Montecito area, First Supervisorial District. (Continued from 2/9/15, 4/6/15, 4/20/15, 5/4/15)(6/15/15)

4. **15BAR-00000-00136** **Knollwood LLC, New Residence,** **870 Knollwood Drive**
Attached Garage & Basement **Ridgeline**
15LUP-00000-00006 (Sean Herron Planner 568-3510)

Request of Michael Stroh, architect for the owners, 870 Knollwood, LLC, to consider Case No. 15BAR-00000-00136 for **final approval of a new single family dwelling of approximately 5,887 square feet, an attached garage of approximately 1,029 square feet, and a 'basement' space of approximately 1,142 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,972 net square feet (to be demolished). The proposed project will require approximately 500 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.15 acre parcel zoned 2-E-1and shown as Assessor's Parcel Number 007-070-031, located at

870Knollwood Drive in the Montecito area, First Supervisorial District. (Continued from 8/10/15, 8/24/15, 9/14/15)

CONCEPTUAL REVIEW

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| 5. | 15BAR-00000-00230 | Biltmore Hotel Renovations | 1260 Channel Drive |
| | 14CDP-00000-00103 | (Stephanie Swanson Planner 568-3319) | Ridgeline: N/A |

Request of Steve Welton, agent for the owners, 1260 BB Property LLC, to consider Case No. 15BAR-00000-00230 for **further conceptual, preliminary/final approval of exterior alterations to seven existing cottages, 5,441 square feet of new patios (of which 2,160 square feet is replacement), and 5 new spas ranging from 49 square feet to 91 square feet. The Biltmore Hotel is eligible for historic landmark status. A historian has reviewed the proposed alterations and issued a letter stating that the proposed project would not have an impact on the historic resource eligibility.** The following structures currently exist on the parcel: The Biltmore Hotel which consists of approximately 165,000 square feet structures within 29 buildings. The proposed project will require approximately 156 cubic yards of cut and approximately 132 cubic yards of fill, with 12 cubic yards of export. The property is a 12.32 acre/square foot parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District.(Continued from 1/11/16)

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

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| | Webb New Single Family Dwelling | | |
| 6. | 15BAR-00000-00240 | Guesthouse, Two Detached Garages, Pool Cabana & Pool | 860 San Ysidro Road |
| | 16LUP-00000-00009 | (Paul Dan, Planner 568-3573) | 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, 1/25/16)

7. **15 BAR-00000-00223** **Hatton Demo/New Garage & New Addition** **1641 East Valley Road**
 15LUP-00000-00523 (Kimberley McCarthy Planner 568-2005) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. & Mrs. Timothy Hatton, to consider Case No. 15BAR-00000-00223 for **conceptual review/preliminary approval of an new attached garage of approximately 585 square feet (existing garage to be demolished) and a 1,198 square foot addition to the existing single family dwelling.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,209 square feet and an attached garage of approximately 540 square feet (to be demolished) . The proposed project will not require grading. The property is a 1.0 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-170-019, located at **1641 East Valley Road** in the Montecito area, First Supervisorial District.

8. **+15BAR-00000-00238** **Wyatt Addition** **1117 Dulzurra Drive**
 16LUP-00000-00021 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Michael Patrick Porter, agent for the owners, Geof & Laura Wyatt, to consider Case No. 15BAR-00000-00238 for **conceptual/ preliminary/final approval for the demolition & rebuild of approximately 440 square feet (net) and an addition to the existing single family dwelling of approximately 248 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 3,096 square feet and an attached garage of approximately 1,028 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-041, located at **1117 Dulzura Drive** in the Montecito area, First Supervisorial District.

**Infravest New Single Family Dwelling,
 Attached Garage, Detached Garage**

9. **15BAR-00000-00259** **Pool Cabana & Pool Mechanical Equipment** **208 Boeseke Parkway**
 15CDP-00000-00115 (Sean Herron Planner 568-3510) Ridgeline: N/A

Request of Mark Shields, architect for the owner, Infraavest LLC, to consider Case No. 15BAR-00000-00259 for **conceptual review of a new single family dwelling of approximately 3,744 square feet, an attached garage of approximately 877 square feet, a detached garage of approximately 330 square feet, a pool cabana of approximately 800 square feet, a 781 square foot pool/spa, new hardscaping, and new landscaping.** The following structures currently exist on the parcel: a shed of approximately 120 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 981 cubic yards of fill. The property is a 1.25 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-002, located at **208 Boeseke Parkway** in the Montecito area, First Supervisorial District.

**Demourkas Two Story Addition
 New Garage & Demo**

10. **16BAR-00000-00004** **New Garage & Demo** **1059 Alston Road**
 (No Planner Assigned) Ridgeline: N/A

Request of Mark Shields, architect for the owners, John & Deneen Demourkas to consider Case No. 16BAR-00000-00004 for **conceptual review of a new two story addition of approximately 629 square feet, an attached accessory structure of approximately 500 square feet and a detached garage of approximately 818 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 3,452 square feet (total) a detached garage of approximately 551 square feet, a guest house of approximately 800 square feet, a storage building of approximately 259 square feet and a shed of approximately 140 square feet. The proposed project will require approximately 150 cubic

yards of cut and approximately 75 cubic yards of fill. The property is a 2. acre parcel zoned and shown as Assessor's Parcel Number 009-091-007, located at **1059 Alston Road** in the Montecito area, First Supervisorial District.

***The project below, 16BAR-00000-00001, is being dropped from the agenda at the request of the applicant.**

Saville New Two Story

- 11. 16BAR-00000-00001 Single Family Dwelling, Attached Garage & Demo 565 Picacho Lane**
16LUP-00000-00017 (Stephanie Swanson Planner 568-3319) Ridgeline: N/A

Request of Gordon Statler, architect for the owners, Pat & Lynda Saville, to consider Case No. 16BAR-00000-00001 for **conceptual review of a new two story single family dwelling, with the first floor being approximately 3,328 square feet, the second floor being approximately 1000 square feet, and an attached garage of approximately 1,218 (gross) square feet and a new swimming pool.** The following structures currently exist on the parcel: a single family dwelling of approximately 3000 square feet, and a garage of approximately 900 square feet (house and garage to be demolished) a guesthouse of approximately 1020 square foot and a work shop of approximately 400 square feet (guesthouse & work shop to remain). The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-021, located at **565 Picacho Lane** in the Montecito area, First Supervisorial District.

- 12. 16BAR-00000-00008 Drew Addition, New Trellis, Pool and Remodel 2059 Boundary Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, Ernest & Katy Drew, to consider Case No. 16BAR-00000-00008 for **conceptual review of an addition of approximately 480 square feet .** The following structures currently exist on the parcel: a single family dwelling of approximately 3,229 square feet and an attached garage of approximately 473 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a .85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-012, located at **2059 Boundary Drive** in the Montecito area, First Supervisorial District.