



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: January 7, 2008
3:00 P.M.**

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

Revision: The level of review for Item #5 (05BAR-00000-00177) – Lindsey SFD and Cabana, has been revised.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

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- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in 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 PM, one business 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; (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 Wednesday, 4:30 PM, three business days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
 - The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available on the counter in back of the hearing room and should be filled out and handed in 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 comment for an item is 15 minutes.
 - Montecito Board of Architectural Review approval does 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.
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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 December 17, 2007 will be considered.

IV. MONTECITO CONSENT AGENDA:

<p style="text-align: center;">The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.</p>
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C-1. **07BAR-00000-00303** **Crane School SFD Addition** **1841 San Leandro Lane**
07SCD-00000-00051 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Stephanie Diaz, agent for the owner, Crane School, to consider Case No. 07BAR-00000-00303 for **preliminary/final approval on consent of an addition of approximately 420 square feet to an existing residence.** The following structure currently exists on the parcel: residence of approximately 1,726 square feet, a gate house of approximately 650 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading. The property is a 1.57 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-040, located at **1841 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 12/03/07.)

C-2. **07BAR-00000-00268** **Hines Single Family Dwelling Addition, Garage** **1506 E. Mountain Drive**
07LUP-00000-00856 (Lisa Martin, Planner 568-2032) Ridgeline: Urban

Request of Brian Miller, agent for the owners, William and Donna Hines, to consider Case No. 07BAR-00000-00268 for **preliminary/final approval on consent of an addition of approximately 339 square feet to the existing residence and a new detached garage of approximately 574 square feet.** The following structures currently exist on the parcel: residence of approximately 3,233 square feet with an attached 3-car garage of approximately 543 square feet and shed of approximately 452 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at **1506 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.)

C-3. **07BAR-00000-00186** **Dalziel Single Family Dwelling Additions and Wall** **1251 East Valley Road**
07LUP-00000-00353 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
07CUP-00000-00041
07VAR-00000-00003

Request of William J. Dalziel, owner, to consider Case No. 07BAR-00000-00186 for **preliminary/final approval on consent of as-built additions of approximately 594 square feet to the existing residence, and an as-built wall approximately 20 feet in length and 6 feet in height constructed on top of a 13.5-foot floodway wall.** [Related cases: 07VAR-00000-00003 - approved by MPC on 11/29/07 and 07CUP-00000-00041 - approved by MPC on 12/19/07] The following structures currently exist on the parcel: single-story residence of approximately 900 square feet with an attached garage of approximately 246 square feet and guesthouse of approximately 393 square feet. The proposed project will not require grading. The property is a 0.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-030-010, located at **1251 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07.)

20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 6/04/07 and 6/18/07.)

3. **Gaba Single Family**
07BAR-00000-00209 Dwelling Addition/Cabana 1060 Channel Drive
07CDH-00000-00024 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Hal Gaba, to consider Case No. 07BAR-00000-00209 for **preliminary/final approval of a remodel of approximately 2,800 square feet and an addition of approximately 1,582 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,320 square feet with detached garage of approximately 796 square feet, basement of approximately 307 square feet, guesthouse of approximately 800 square feet, and BBQ pavilion of approximately 365 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/13/07 and 12/03/07.)

4. **Davis Single Family Dwelling Unassigned Romero Canyon Road**
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **preliminary approval of a new residence of approximately 2,839 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 212 square feet and basement of approximately 690 square feet.** The lot is currently vacant. The proposed project will require approximately 174 cubic yards of cut and approximately 72 cubic yards of fill with 102 cubic yards being exported off site. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, 10/8/07, 11/05/07 and 12/03/07.)

5. **Lindsey Single Family**
05BAR-00000-00177 Dwelling and Cabana 2020 Creekside Road
07CDP-00000-00098 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **preliminary approval of a new two-story residence of approximately 4,706 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 264 square feet, trellis of approximately 280 square feet, second floor deck of approximately 198 square feet, and a cabana of approximately 800 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District. (Continued from 9/10/07.)

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

CONCEPTUAL REVIEW

6. **06BAR-00000-00264** **Bradley Single Family Dwelling,** **975 Lilac Drive**
Garage, Pool House, and Guesthouse
06LUP-00000-00965 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **further conceptual review and preliminary approval of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06 and 5/21/07.)

7. **07BAR-00000-00314** **McMahon SFD/Cabana &** **975 Hot Springs Road**
Detached Garage
(No Planner Assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Harry and Jacqueline McMahon, to consider Case No. 07BAR-00000-00314 for **conceptual review of a new residence of approximately 12,500 square feet, a cabana of approximately 800 square feet and a detached garage of approximately 800 square feet.** There are no structures that currently exist on the parcel. The proposed project will require approximately 3,800 cubic yards of cut and approximately 2,500 yards of fill. The property is a 5.02 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-030, located at **975 Hot Springs Road** in the Montecito area, First Supervisorial District.

8. **07BAR-00000-00316** **Tolles SFD Addition** **32 Hammond Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Richard Six, architect for the owners, Mr. & Mrs. Leroy Tolles, to consider Case No. 07BAR-00000-00316 for **conceptual review of an addition of approximately 168 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 3,846 square feet and an attached garage of approximately 489 square feet. The proposed project will not require grading. The property is a 6610 square foot parcel zoned PRD and shown as Assessor's Parcel Number 009-600-003, located at **32 Hammond Drive** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

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| 9. | 01BAR-00000-00272 | Westmont College – Phase 1 Development
of Campus Master Plan | 955 La Paz Road |
| | 90-CP-096 RV01
07LUP-00000-00821 | (Alex Tuttle, Planner 884-6844) | Ridgeline: Urban |

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan (Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 150,123 gross square feet of buildings, and re-orientation of the baseball field and track and infield)**. Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06 and 12/03/07.)