



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: January 8, 2007
3:00 P.M.**

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

Revision: Project description for Item #14 (06BAR-00000-00313) – Felix SFD, Guesthouse, and Pool, has been revised.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzell	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
Peter Edwards	

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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.
 - 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 County 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 (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
 - 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 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.

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 18, 2006 will be considered.

on the parcel: residence of approximately 2,296 square feet with an attached 2-car garage of approximately 350 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.82 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-018, located at **565 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 11/27/06)

3. **06BAR-00000-00256** **Stewart/Kahmann Single Family Dwelling Demo/Rebuild** **90 Butterfly Lane**
06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **preliminary/final approval of a new residence of approximately 2,613 square feet with attached garage of approximately 462 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 11/13/06, 11/27/06, and 12/11/06)

CONCEPTUAL REVIEW

4. **06BAR-00000-00317** **Masters Detached Garage** **2233 Camino Del Rosario**
(no planner assigned) Ridgeline: N/A

Request of Tracy Ortega, Tuff Shed Inc., agent for the owner, Julian Masters, to consider Case No. 06BAR-00000-00317 for **conceptual review of a new detached garage of approximately 660 square feet.** The following structures currently exist on the parcel: residence of approximately 1,666 square feet with attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 155-050-017, located at **2233 Camino Del Rosario** in the Montecito area, First Supervisorial District.

5. **06BAR-00000-00303** **Schweitzer Playroom and Reading Loft** **1579 San Leandro Lane**
(no planner assigned) Ridgeline: N/A

Request of Raymond Appleton, agent for the trustee, Jennifer Schweitzer Brickman, to consider Case No. 06BAR-00000-00303 for **conceptual review of a 1st floor playroom addition of approximately 887 square feet with 2nd floor reading loft of approximately 234 square feet to existing residence, and new stairs, landings, and walkway.** The following structures currently exist on the parcel: residence of approximately 3,612 square feet with detached garage/workshop of approximately 451 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-321-004, located at **1579 San Leandro Lane** in the Montecito area, First Supervisorial District.

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

6. **06BAR-00000-00304** **Schwartz Wall** **1727 Fernald Point Lane**
(no planner assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Mark Schwartz, to consider Case No. 06BAR-00000-00304 for **conceptual review of a new plaster wall six feet in height.** The

following structures currently exist on the parcel: residence of approximately 7,832 square feet with attached garage of approximately 800 square feet (addition under construction, existing portion historic and relocated, undergoing renovation) and storage/guesthouse of approximately 715 square feet (historic, relocated and undergoing renovation). The proposed project will require no cut and approximately 10 cubic yards of fill. The property is a 1.5 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-003, located at **1727 Fernald Point Lane** in the Montecito area, First Supervisorial District.

7. **06BAR-00000-00306** **Kruger Covered Patio and Trellis** **930 Coyote Road**
(no planner assigned) Ridgeline: N/A

Request of John D. Kelley, architect for the owners, Mr. and Mrs. Kruger, to consider Case No. 06BAR-00000-00306 for **conceptual review of a new covered patio of approximately 441 square feet and new entry trellis of approximately 56 square feet**. The following structures currently exist on the parcel: residence of approximately 2,688 square feet with attached garage of approximately 576 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 013-050-003 and -004, located at **930 Coyote Road** in the Montecito area, First Supervisorial District.

8. **06BAR-00000-00301** **Cole Single Family Dwelling Addition** **736 Coyote Road**
06LUP-00000-01075 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Heidi Jones, Suzanne Elledge Planning and Permitting Services, agent for the owner, Alexandra Cole, to consider Case No. 06BAR-00000-00301 for **conceptual review of an as-built addition of approximately 696 square feet to existing residence**. The following structure currently exists on the parcel: residence of approximately 1,916 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-090, located at **736 Coyote Road** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00284** **Meyer-Simon Single Family Dwelling Addition, Carport, and Retaining Wall** **1570 E. Mountain Drive**
06LUP-00000-01020 (Amy Trester, Planner 568-3116) Ridgeline: Urban

Request of Kurt Magness, architect for the owner, Diane Meyer-Simon, to consider Case No. 06BAR-00000-00284 for **conceptual review of an addition of approximately 243 square feet to existing residence, new carport, and new retaining wall 6 feet in height**. The following structures currently exist on the parcel: residence of approximately 6,417 square feet with guest house of approximately 998 square feet. The proposed project will require no cut and approximately 150 cubic yards of fill. The property is a 2.08 (gross) acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-035, located at **1570 E. Mountain Drive** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P.M.

10. **06BAR-00000-00212** **Brownell Demolition/Rebuild Single Family Dwelling and New Playhouse** **618 Orchard Avenue**
06LUP-00000-01007 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Dale S. Pekarek, agent for the owner, Peter S. Brownell, to consider Case No. 06BAR-00000-00212 for **further conceptual review of a new two-story residence of approximately 2,191 square feet with attached 2-car garage of approximately 335 square**

feet, and new playhouse accessory structure of approximately 218 square feet. The following structure currently exists on the parcel: unpermitted residence of approximately 850 square feet (to be demolished). The proposed project will not require grading. The property is a 0.17 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-162-020, located at **618 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/25/06 and 12/11/06)

- 11. 05BAR-00000-00313 Gibbons Accessory Structure, Cabana, Wine Room, and Residential Remodel 1136 Glenview Road**
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavoian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **further conceptual review of a new attached accessory structure of approximately 566 square feet, pool cabana of approximately 568 square feet, and wine room of approximately 403 square feet. The project also includes a new main residence terrace of approximately 471 square feet, alteration to existing main residence master bath and new retaining walls.** The following structure currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require approximately 402 cubic yards of cut and no fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06 and 11/27/06)

- 12. 06BAR-00000-00305 Montgomery Garage 755 San Ysidro Lane**
06LUP-00000-01114 (no planner assigned) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Parker C. Montgomery, to consider Case No. 06BAR-00000-00305 for **conceptual review of a conversion/remodel of existing pergola to new detached garage of approximately 672 square feet.** The following structures currently exist on the parcel: residence of approximately 5,040 square feet, cabana of approximately 600 square feet, and pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 0.94 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 6:00 P.M.

- 13. 06BAR-00000-00090 Largura Single Family Dwelling and Guesthouse 2480 Bella Vista Drive**
06LUP-00000-00349 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 06BAR-00000-00090 for **further conceptual review of a new residence of approximately 5,084 square feet with attached 934 square foot garage, 974 square foot basement, guesthouse of approximately 800 square feet, pool, spa, and associated landscape and hardscape development. Native vegetation removal of approximately 22,000 square feet is also proposed.** The lot is currently vacant. The proposed project will require approximately 948 cubic yards of cut and 795 cubic yards of fill. The property is an 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 5/08/06 and 12/18/06)

