



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE

REVISED AGENDA

Meeting of January 10, 2005

3:00 P.M.

Revision: Item No. IV – Election of New Chair and Vice-Chair was added to the agenda.

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| Claire Gottsdanker | - Chair | Santa Barbara County |
| Michele Michaelson | - | Montecito Community Hall & |
| Library | | |
| Raymond Ketzler | | 1469 East Valley Road |
| Donald Nulty | | Santa Barbara, California 93108 |
| Anthony Spann | - Vice Chair | (805) 568-2000 |
| Sam Maphis | | |
| Peter Edwards | | |
| Kim Yanagihara | - MBAR Secretary | |
| Julie Harris | - Planner III | |

- 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 3:10 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.
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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 20, 2004 will be considered.
- IV. **ELECTION OF NEW MBAR CHAIR AND VICE CHAIR**
- V. **MONTECITO CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.

C-1. 04BAR-00000-00219 Welsh Residence Addition and Cabana 1676 East Valley Road
04LUP-00000-00886 (Abe Leider, Planner, 568-3508) Ridgeline: Urban

Request of Kirk B. Gradin, architect for the owners, Greg and Laurie Welsh, to consider Case No. 04BAR-00000-00219 for **preliminary and final approval on consent of an addition of approximately 1,000 square feet to an existing single family dwelling of approximately 6,850 square feet and demolition of approximately 412 square feet of the dwelling, for total size of approximately 7,444 square feet; interior remodeling; demolition of an existing garage of approximately 900 square feet and replacement with a new garage of approximately 1,176 square feet; and construction of a new pool cabana of approximately 800 square feet.** In addition to the existing residence and garage, two accessory structures of approximately 150 square feet each currently exist on the parcel. The proposed project would require less than 50 cubic yards of grading. The property is a 1.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-064, located at **1675 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 9/27/04)**

C-2. 04BAR-00000-00277 Jones Pool Cabana 1130 Garden Lane
04LUP-00000-01102 (Robert Dostalek, Planner, 568-2054) Ridgeline: N/A/Urban

Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00277 for **preliminary and final approval on consent of a pool cabana of approximately 797 square feet.** The following structures currently exist on the parcel: single family residence of approximately 5,330 square feet and garage of approximately 750 square feet (currently under construction). The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-015, located at **1130 Garden Lane** in the Montecito area, First Supervisorial District. **(Continued from 11/22/04)**

C-3. 04BAR-00000-00248 Waitt Residential Additions 875 Knollwood Drive
04LUP-00000-00985 (Richard Kentro, Planner, 568-3509) Ridgeline: Applicable

Request of Tracey Burnell architect for the owners, Mr. and Mrs. Waitt, to consider Case No. 04BAR-00000-00248 for **final approval on consent of additions of approximately 1,662 square feet to an existing two-story residence of approximately 7,579 square feet, removal of a 741 square foot pool cabana, replacement of an existing swimming pool and spa with a new pool and spa, expansion of an existing terrace, construction of a circular entry court, construction of an approximately 49 square foot tool shed, and construction of various hardscape features.** The proposed project will require approximately 30 cubic yards of cut and 10 cubic yards of fill. The property is a 2.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-043, located at **875 Knollwood Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04, 11/8/04, 11/22/04 and 12/20/04)**

VI. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

VII. STAFF UPDATE:

VIII. STANDARD AGENDA:

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

Request of Burnell & Jewett Architects, architects for the owners, Bill and Cindy Howard, to consider Case No. 04BAR-00000-00274 for **preliminary and final approval of a new hobby room of approximately 770 square feet and carport of approximately 532 square feet.** The following structures currently exist on the parcel: single family residence of approximately 1,675 square feet, garage of approximately 405 square feet (to be removed) and shed of approximately 56 square feet. The proposed project will not require grading. The property is a .38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-010, located at **1570 Ramona Lane** in the Montecito area, First Supervisorial District. **(Continued from 11/8/04, 11/22/04 and 12/6/04)**

5. **Nigro First and Second-Story Residential Additions, New Attached Garage, Cabana and Pool and Tennis Court** **04BAR-00000-00081** **818 Hot Springs Road**
04LUP-00000-00350 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Mr. and Mrs. James Nigro, to consider Case No. 04BAR-00000-00081 for **preliminary approval of a first floor addition of approximately 812 square feet, second floor addition of approximately 2,739 square feet, cabana of approximately 750 square feet, new attached garage of approximately 714 square feet.** The following structures currently exist on the parcel: Single family residence of approximately 4,640 square feet; guest house of approximately 700 square feet above a 700 square foot garage. The existing storage shed of approximately 412 square feet, greenhouse of approximately 198 square feet and potting shed of approximately 204 square feet would be demolished. The proposed project will require approximately 400 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-020, located at **818 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 5/3/04, 6/7/04 and 12/6/04)**

6. **04BAR-00000-00242** **Flynn New Residence, Garage/Motor Court** **1138 Dulzura Drive**
04LUP-00000-01144 (Holly Bradbury, Planner, 568-3577) Ridgeline: Urban

Request of Don Nulty, architect for the owners, Paul and Kee Flynn, to consider Case No. 04BAR-00000-00242 for **preliminary approval of a new residence of approximately 4,735 square feet and garage of approximately 825 square feet.** The following structures currently exist on the parcel and will be demolished to accommodate the new residence and garage: a residence of approximately 3,570 square feet and garage of approximately 592 square feet. The proposed project will require approximately 500 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-024, located at **1138 Dulzura Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04)**

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

7. **San Ysidro Ranch Stonehouse Restaurant Remodel** **04BAR-00000-00322** **900 San Ysidro Lane**
04LUP-00000-00414 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

Request of Ken Mineau of Appleton & Associates, architect for the owner, Ty Warner Resorts and Hotels, LLC to consider Case No. 04BAR-00000-00322 for **preliminary and final approval of an addition of approximately 506 square feet and remodel of the existing building of approximately 3,458 square feet, and a new outdoor terrace of approximately 480 square feet, and hardscape improvements.** The following structures currently exist on the parcel: San Ysidro Ranch Hotel. The proposed project will require 100

cubic yards of cut and 900 cubic yards of fill. The property is a 19.77 acre parcel zoned C-V and shown as Assessor's Parcel Number 007-050-026, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District. **(Continued from 12/20/04)**

CONCEPTUAL REVIEW

8. **04BAR-00000-00330** **Campbell New Garage and Entry Porch** **75 La Vuelta Road**
04CDP-00000-00145 (Amy Trester, Planner, 568-3116) Ridgeline: N/A/Urban
Request of Tom Jacobs, architect for the owner, Ted Campbell, to consider Case No. 04BAR-00000-00330 for **conceptual review/preliminary and final approval of a new garage of approximately 484 square feet and entry porch of approximately 81 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,958 square feet and guest house of approximately 1,140 square feet. The proposed project will not require grading. The property is a 30,485 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-014, located at **75 La Vuelta Road** in the Montecito area, First Supervisorial District.
9. **04BAR-00000-00332** **Douglas Existing Storage Building** **946 Hot Springs Road**
04LUP-00000-01293 (Alice Daly, Planner, 568-2059) Ridgeline: N/A
Request of John Kincade, architect for the owner, D. Douglas, to consider Case No. 04BAR-00000-00332 for **conceptual review of an existing storage building of approximately 240 square feet.** The following structures currently exist on the parcel: pool house of approximately 1,400 square feet and pool equipment shed of approximately 150 square feet. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-047, located at **946 Hot Springs Road** in the Montecito area, First Supervisorial District.
- * Staff requesting item to be dropped from the Agenda to a future renoticed meeting.*
10. **Hudson First and Second-Story Additions and Remodel**
04BAR-00000-00334 **1135 East Mountain Drive**
No assigned planner Ridgeline: N/A/Urban
Request of Arketype Architects, architects for the owners, Mark and Lynn Hudson, to consider Case No. 04BAR-00000-00334 for **conceptual review of an addition of approximately 319 square feet to the first floor and a second story addition of approximately 1,540 square feet; proposed total of approximately 4,724 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,865 square feet, storage shed of approximately 861 square feet and carport of approximately 572 square feet. The proposed project will not require grading. The property is a 55,732 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-032, located at **1135 East 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.

11. **Robson Addition and Remodel; New Courtyard and Loggia**
04BAR-00000-00338 **1989 Boundary Drive**

04LUP-00000-01304 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

Request of Victor Schumacher, architect for the owner, George Robson, to consider Case No. 04BAR-00000-00338 for **conceptual review of additions to residence of approximately 425 square feet and garage of approximately 325 square feet. Conversion of existing garage to habitable (approximately 250 square feet) and entry patio of approximately 1,465 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,080 square feet and garage of approximately 500 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 007-480-005, located at **1989 Boundary Drive** in the Montecito area, First Supervisorial District.

12. **04BAR-00000-00341** **Baring-Gould Trust New Residence** **813 Romero Canyon Road**
No assigned planner Ridgeline: N/A/Urban

Request of Harwood White, agent for the owners, Baring-Gould Trust, to consider Case No. 04BAR-00000-00341 for **conceptual review of a new residence of approximately 800 square feet and two-car garage of approximately 581 square feet. The parcel is currently vacant.** The proposed project will require approximately 140 cubic yards of cut and fill. The property is a 5.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District.

** Requesting that item be continued to the meeting of February 7, 2005.*

13. **04BAR-00000-00336** **Periwinkle Productions Addition & Remodel** **1753 Glen Oaks Drive**
04LUP-00000-00336 (Amy Trester, Planner, 568-3116) Ridgeline: N/A/Urban

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **conceptual review and preliminary approval of an addition of approximately 626 square feet (net) and remodel to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 2,553 square feet, and remodeled barn of approximately 1,160 square feet and attached garage of approximately 383 square feet. The proposed project will not require any cut and approximately 10 cubic yards of fill. The property is a .92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District.