



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: January 22, 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: Time Certain for Item #11 (06BAR-00000-00178) – Kwock Cabana, has been revised.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	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.
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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 January 8, 2007 will be considered.

IV. MONTECITO CONSENT AGENDA

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

- C-1. 05BAR-00000-00092 Cooper Revisions 759 Via Manana**
06LUP-00001-00277 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Smith, architect for the owners Robert and Vanessa Cooper, to consider Case No. 05BAR-00000-00092 for **revised final approval on consent of a change to exterior materials, stairway, and building footprint.** The following structure currently exists on the parcel: residence of approximately 4,713 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District. (Continued from 4/25/05 and 6/05/06)

- C-2. 06BAR-00000-00266 Koegel Garage and Artist Studio 623 Hot Springs Road**
06LUP-00000-00944 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Lynn Koegel, to consider Case No. 06BAR-00000-00266 for **final approval on consent of a two-story building, including a 1st floor garage of approximately 628 square feet, 2nd floor workshop of approximately 591 square feet, driveway modification, 6 foot tall retaining wall and grading including 210 cubic yards of cut.** The following structures currently exist on the parcel: residence of approximately 2,759 square feet with attached garage of approximately 579 square feet, and guest house of approximately 607 square feet. The proposed project will require approximately 210 cubic yards of cut and no fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-013, located at **623 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 12/11/06 and 1/08/07)

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 3:00 P. M.

FINAL APPROVAL

- 1. 06BAR-00000-00075 Kirkhart-Casey Single Family Dwelling 1426 Greenworth Place**
06CDP-00000-00057 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Mark Kirkhart, agent for the owners, Mary Casey and Mark Kirkhart, to consider Case No. 06BAR-00000-00075 for **final approval of a renovation/remodel to existing residence, including conversion of approximately 397 square feet of existing garage area, approximately 76 square feet of existing porch area, and approximately 120 square feet of existing deck area to habitable space, as well as an addition of approximately 152 square feet to existing residence and new attached 2-car garage of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,427 square feet square feet with attached garage of approximately 397 square feet. The proposed project

will require approximately 292 cubic yards of cut, approximately 15 cubic yards of fill, and approximately 277 cubic yards of export. The property is a 0.37 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-190-003, located at **1426 Greenworth Place** in the Montecito area, First Supervisorial District. (Continued from 4/24/06 and 8/07/06)

PRELIMINARY APPROVAL

2. **06BAR-00000-00274** **Towbes Single Family Dwelling Addition** **870 Rockridge Road**
06LUP-00000-00993(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Michael Towbes, to consider Case No. 06BAR-00000-00274 for **preliminary/final approval of an exercise room of approximately 212 square feet and bedroom suite of approximately 285 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 4,264 square feet with attached garage of approximately 511 square feet. The proposed project will require no cut and approximately 40 cubic yards of fill. The property is a 1.29 acre zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-031, located at **870 Rockridge Road** in the Montecito area, First Supervisorial District. (Continued from 11/27/06)

3. **06BAR-00000-00054** **West House Gates, Entry Walls, and Driveway** **1045 Fairway Road**
06CDH-00000-00008 (Laura Bridley, Planner 966-7260) Ridgeline: N/A
06CUP-00000-00010

Request of Thomas Bollay, architect for the owner, West House LLC, to consider Case No. 06BAR-00000-00054 for **preliminary/final approval of a redesign of existing gates, entry walls, and driveway.** The following structure currently exists on the parcel: residence of approximately 3,500 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 0.68 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-019, located at **1045 Fairway Road** in the Montecito area, First Supervisorial District. (Continued from 4/10/06)

4. **06BAR-00000-00173** **Mathews Garage Conversion and New Garage** **1100 East Mountain Drive**
06LUP-00000-00897 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban

Request of Joaquin Ornelas, agent for the owner, Dr. Barbara Mathews, to consider Case No. 06BAR-00000-00173 for **preliminary/final approval of a remodel/conversion of existing 3-car garage of approximately 1,080 square feet to a great room, and construction of a new 3-car garage of 800 square feet with a detached 226 square foot storage room. The proposed new structures will both be detached from the existing residence.** The following structures currently exist on the parcel: residence of approximately 8,500 square feet and pool house/guesthouse of approximately 1,600 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 4.35 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-250-021, located at **1100 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06, 10/23/06, and 11/27/06)

5. **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, 12/11/06, and 1/08/07)

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

6. **06BAR-00000-00276** **Hann Single Family Dwelling Addition/Remodel** **974 Chelham Way**
06LUP-00000-01005 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Cindy Hann, to consider Case No. 06BAR-00000-00276 for **preliminary approval of a first floor addition of approximately 488 square feet, second floor addition of approximately 1,010, and remodel of approximately 327 square feet to existing residence, and new attached 2-car garage of approximately 545 square feet (existing detached garage to be demolished)**. The following structure currently exists on the parcel: residence of approximately 1,425 square feet. The proposed project will require approximately 6 cubic yards of cut and approximately 426 cubic yards of fill. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-008, located at **974 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 11/27/06)

CONCEPTUAL REVIEW

7. **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. (Continued from 1/08/07)

8. **06BAR-00000-00319** **Horning Pool, Cabana, Trellis, Entry Gate, and Wall** **1361 Danielson Road**
06LLA-00000-00012 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
06CDP-00000-00143

Request of Susan McLaughlin, Suzanne Elledge Planning and Permitting Services, agent for the owners, Rob and Khara Horning, to consider Case No. 06BAR-00000-00319 for **conceptual review of a new pool with cabana of approximately 198 square feet, trellis of approximately 380 square feet, and new entry gate and wall**. The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guesthouse of approximately 515 square feet, and barn of approximately 515 square feet. The proposed project will require approximately 245 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00321** **Finley Garage/Office** **2435 Sycamore Canyon Road**

(no planner assigned)

Ridgeline: N/A

Request of Henry Lenny, architect for the owner, Morton Finley, to consider Case No. 06BAR-00000-00321 for **conceptual review of the demolition of existing attached garage and unfinished accessory structure of approximately 825 square feet, and construction of a new two-story garage/home office consisting of a first floor 3-car garage of approximately 704 square feet and second floor office of approximately 704 square feet.** The following structures currently exist on the parcel: residence of approximately 3,280 with attached garage of approximately 550 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 013-090-021, located at **2435 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

Item to be dropped from Standard Agenda

- 10. 06BAR-00000-00322 Gittler Single Family Dwelling 100 San Ysidro Road**
(no planner assigned) Ridgeline: N/A

Request of Brian Nelson, architect for the owner, Cam Gittler, to consider Case No. 06BAR-00000-00322 for **conceptual review of a new residence of approximately 3,120 gross (2,949 net) square feet with attached 3-car garage of approximately 877 gross (843 net) square feet.** The lot is currently vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-263-012, located at **100 San Ysidro Road** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

- 11. 06BAR-00000-00178 Kwock Cabana 976 Hot Springs Road**
06LUP-00000-00656 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Danny Kwock, to consider Case No. 06BAR-00000-00178 for **preliminary review of a new pool cabana of approximately 800 square feet, 500 cubic yards of landscaping grading, and a 75 square foot barbeque area under an existing trellis.** The following structures currently exist on the parcel: residence of approximately 3,970 square feet with attached garage of approximately 740 square feet. The property is a 1.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-030-009 and -008, located at **976 Hot Springs Road** in the Montecito area, First Supervisorial District.
(Continued from 8/21/06 and 10/23/06)