



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: January 23, 2006
3:00 P.M.**

Revision: Item #C-3, 03BAR-00000-00144, Clark Single Family Dwelling Addition, has been added to the consent agenda.

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

- 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 January 9, 2006 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-00000-00252 Hortenstine Remodel, Addition and Loggia Addition 1235 East Mountain Drive
05LUP-00000-01120 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Everett J. Woody, agent for the owner, Henry Hortenstine, to consider Case No. 05BAR-00000-00252 for **final approval on consent of an interior remodel, addition of approximately 326 square feet, and loggia addition of approximately 580 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 3,741 square feet and pool house of approximately 714 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-013, located at **1235 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/07/05 and 12/19/05)

C-2. 05BAR-00000-00273 Wilson Single Family Dwelling Addition 777 Picacho Lane
05LUP-00000-01239 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners Mr. and Mrs. Tony Wilson, to consider Case No. 05BAR-00000-00273 for **preliminary and final approval on consent of an addition of approximately 549 square feet with a covered loggia of approximately 295 square feet to an existing residence.** The following structure currently exists on the parcel: residence of approximately 2,800 square feet, detached garage of approximately 550 square feet, and accessory structure of approximately 600 square feet. 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 011-090-027, located at **777 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 11/21/05)

C-3. 03BAR-00000-00144 Clark Single Family Dwelling Addition 1169 Hill Road
03CDP-00002-00060 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of James Zimmerman, architect for the owners, Mr. and Mrs. Peter Clark, to consider Case No. 03BAR-00000-00144 for **revised final approval on consent of changes to a previously approved addition and new garage. Revisions include new gates and retaining wall. The proposed project will require 10 cubic yards of fill.** The following structures currently exist on the parcel: single family dwelling of approximately 4,233 square feet including the new 3 car garage. The property is a 23,114 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-020, located at **1169 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 6/16/03, 7/7/03, 7/21/03, 8/4/03, and 1/24/05)

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 3:10 P. M.

FINAL APPROVAL

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| 1. | Shuman Accessory
Structures and Addition | 990 Hot Springs Lane |
| | 04BAR-00000-00187 | |
| | 04LUP-00000-00745 (Mark Walter, Planner; 568-2852) | Ridgeline: N/A |

Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Shuman, to consider Case No. 04BAR-00000-00187 for **revised final approval of a new two-story accessory structure (artist studio) of approximately 511 square feet. The revised structure would have an average height of 15 feet 5 inches. Development previously approved consists of a loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second floor balcony/terrace of approximately 72 square feet, pergola/trellis of approximately 282 square feet and extension of the existing terrace.** The following structures currently exist on the parcel: residence of approximately 4,323 square feet and garage. The proposed project will require approximately 167 cubic yards of cut and approximately 278 cubic yards of fill. The property is a 1.29 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-013, located at **990 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 8/9/04, 1/24/05, 2/7/05, 2/28/05, 11/21/05, and 12/19/05)

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| 2. | Nigro New Trellis | 818 Hot Springs Road |
| | 04BAR-00000-00081 | |
| | 04LUP-00000-00350/ 05LUP-00000-01238 (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 **revised final approval to add a new 241 square foot trellis to the previously approved residential project.** 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, and accessory structures. The previously approved residential project consisted of demolition of the accessory structures, and construction of a 3,551 square foot addition to the single family residence, a new 714 square foot garage, a new 750 square foot cabana, pool, spa, and landscaping. The new proposed trellis would not require grading. 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, 12/6/04, 1/10/05, 2/28/05, and 3/14/05)

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| 3. | Entezari Gate/Gate Post | 469 Hot Springs Road |
| | 05BAR-00000-00205 | |
| | 05CUP-00000-00047 (Lisa Hosale, Planner 568-2007) | Ridgeline: N/A |

Request of Chris Dentzel, architect for the owner, Vahid Entezari, to consider Case No. 05BAR-00000-00205 for **revised final approval of two as-built 9 foot high entry gates, gateposts, and walls and relocation of the northern entry gate.** The following structures currently exist on the parcel: residence and garage. The property is a 0.79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-040-006, located at **469 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued 8/22/05, 9/12/05, 9/26/05, 12/05/05, and 1/9/06)

- Fairway BB Property LLC,**
4. **02BAR-00000-00095 Residential Changes 1025 The Fairway**
99-CDP-111H & 01CDH-00000-00033 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Steve Welton, agent for the owner, Fairway BB Property, LLC, to consider Case No. 02BAR-00000-00095 for **revised final approval for minor changes to a single family residence of approximately 14,383 square feet (currently under construction)**. The property is approximately 5.66 acres zoned 1-E-1, Assessor's Parcel Numbers 009-283-002, -003, -004, -007, -008 and -009, located at 1025 The Fairway in the Montecito area, First Supervisorial District. (Continued from 5/19/03, 6/16/03, 1/26/04, 3/22/04, and 4/5/04)

- Larsen Demolition/Rebuild**
5. **05BAR-00000-00243 Single Family Dwelling 790 Lilac Drive**
05LUP-00000-01246 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for **final approval of a new residence of approximately 3,950 square feet and demolition of the existing residence**. The following structures currently exist on the parcel: residence of approximately 1,875 square feet and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-012, located at **790 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/24/05 and 12/19/05)

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

6. **05BAR-00000-00159 Adams Single Family Dwelling 1376 Oak Creek Canyon Road**
05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **final approval of new residence of approximately 5,595 gross square feet (5,123 net), 770 gross square foot garage (686 square feet net) and a 10 x 32 foot lap pool. The driveway to the residence will include a small bridge over an existing concrete drainage swale**. There are no existing structures on the parcel. The proposed project will require approximately 2,900 cubic yards of cut, approximately 1,200 cubic yards of fill and 1,700 cubic yards of export. The property is a 6.05 acre parcel zoned Res-100. and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05 and 10/24/05)

PRELIMINARY APPROVAL

7. **04BAR-00000-00124 Foreman Addition 630 Para Grande**
Lane
04LUP-00000-00124 (Amy Trester, Planner, 568-3116) Ridgeline: Urban

Request of Bob Pester, agent for the owner, Bill Foreman, to consider Case No. 04BAR-00000-00124 for **revised preliminary/final approval of additions totaling approximately 386 square feet and an interior remodel of 456 square feet**. The following structures currently exist on the parcel: single family residence of approximately 3,025 square

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

- 11. 05BAR-00000-00202 Friesen Single Family Dwelling Addition, Garage Demo, and New Carport 711 Bella Vista Drive**
(No Planner Assigned) Ridgeline: Rural
- Request of John Cordic, agent for the owner, Gil Friesen, to consider Case No. 05BAR-00000-00202 for **conceptual review of a single family dwelling addition of approximately 1,572 square feet and new detached carport of approximately 800 square feet.** The following structures currently exist on the parcel: main residence of approximately 5,325 square feet, caretaker residence of approximately 954 square feet, study of approximately 1,003 square feet, and three garages of approximately 433, 433 and 416 square feet. **The 416 square foot garage is proposed to be demolished.** The proposed project will require approximately 125 cubic yards of cut and approximately 290 cubic yards of fill. The property is a 7.42 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 155-030-007, located at **2711 Bella Vista Drive** in the Montecito area, First Supervisorial District.
- 12. 05BAR-00000-00324 Fuss Single Family Dwelling Additions 1284 Mesa Road**
(no planner assigned) Ridgeline: N/A
- Request of Steve Geiszler, architect for the owners, Stewart and Deborah Fuss, to consider Case No. 05BAR-00000-00324 for **conceptual review of a residential addition/remodel of approximately 5,046 square feet and new attached residential second unit of approximately 659 square feet.** The following structures currently exist on the parcel: residence of approximately 7,175 square feet with attached garage of approximately 590 square feet. The proposed project will not require grading. The property is a 1.55 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-045 located at **1284 Mesa Road** in the Montecito area, First Supervisorial District.
- 13. 05BAR-00000-00301 Larson New Single Family Dwelling/ Garage/Grading 1355 Oak Creek Canyon Road (Lot 2)**
(no planner assigned) Ridgeline: Rural
- Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **conceptual review of a new residence of approximately 6,500 square feet with attached garage of approximately 794 square feet, and new guest house of approximately 800 square feet.** The property is currently vacant. The proposed project will require approximately 1,460 cubic yards of cut and approximately 1,680 cubic yards of fill. The property is a 5.7 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-023, located at **1355 Oak Creek Canyon Road (Lot 2)** in the Montecito area, First Supervisorial District. (Continued from 1/9/06)