



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA Meeting of January 24, 2005

3:00 P.M.

Vacant
Michele Michaelson
Library
Raymond Ketzel
Donald Nulty
Anthony Spann
Sam Maphis
Peter Edwards
Kim Yanagihara - MBAR Secretary
Julie Harris - Planner III

Santa Barbara County
Montecito Community Hall &
1469 East Valley Road
Santa Barbara, California 93108
(805) 568-2000

- 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.

I. MONTECITO CONSENT AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:40 P.M.

C-1.	04BAR-00000-00254	Nancarrow Addition/Remodel and Garage	307 Santa Rosa Lane
	04LUP-00000-01069 (Holly Bradbury, Planner, 568-3577)		Ridgeline: N/A

Request of William Cooper, architect for the owners, Chris and Brenda Nancarrow, to consider Case No. 04BAR-00000-00254 for **preliminary/final approval on consent of an addition and remodel to an existing residence of approximately 846 square feet, remodel and addition to existing garage of approximately 194 square feet and addition of a new two-car garage of approximately 754 square feet and laundry and bath of**

approximately 286 square feet. The following structures currently exist on the parcel: Residence of approximately 3,321 square feet and garage of approximately 560 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a .89 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-280-035, located at **307 Santa Rosa Lane** in the Montecito area, First Supervisorial District. **(Continued from 11/8/04)**

C-2. 04BAR-00000-00285 Bradford Addition 204 Boeseke Parkway
04CDP-00000-00132 (Holly Bradbury, Planner, 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Sharon and David Bradford, to consider Case No. 04BAR-00000-00285 for **preliminary/final approval on consent of an addition to a single family residence of approximately 470 square feet.** The following structures currently exist on the parcel: residence of approximately 3,485 square feet and garage of approximately 686 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.26 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-001, located at **204 Boeseke Parkway** in the Montecito area, First Supervisorial District. **(Continued from 11/22/04)**

C-3. 04BAR-00000-00280 Murdoch Residential Addition 239 Butterfly Lane
04LUP-00000-01131 (Alan Hanson, Planner, 568-2854) Ridgeline: N/A

Request of Jeff King of Thompson Naylor Architects, architect for the owners, Bill and Joan Murdoch, to consider Case No. 04BAR-00000-00280 for **preliminary/final approval on consent of a residential addition of approximately 881 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,883 square feet (gross). The proposed project will require approximately 150 cubic yards of cut and no fill. The property is a 20,610 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-112-016, located at **239 Butterfly Lane** in the Montecito area, First Supervisorial District. **(Continued from 11/22/04)**

C-4. 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, 12/20/04 and 1/10/05)**

II. ADMINISTRATIVE AGENDA:

A. 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.

- B. AGENDA STATUS REPORT
- C. MINUTES: The Minutes of January 10, 2005 will be considered.
- D. ELECTION OF NEW MBAR CHAIR AND VICE CHAIR
- E. APPROVAL OF CONSENT AGENDA
- F. MBAR MEMBERS INFORMATIONAL BRIEFINGS
- G. STAFF UPDATE

III. STANDARD AGENDA

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:15 P. M.

FINAL APPROVAL

1. **Drasdo New Residence and Detached Garage/Shop**
04BAR-00000-00007 **1333 E. Mountain Dr.**
04LUP-00001-00031 (Lisa Hosale, Planner; 568-2007) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Jim and Wendy Drasdo, to consider Case No. 04BAR-00000-00007 for **revised final approval of landscape changes associated with a previously approved new residence of approximately 6,412 square feet and new detached garage/shop of approximately 1,284 square feet. The revision includes changes to the courtyard, motor court and spa. A new pool, pool deck and terracing located in the back yard.** The following structures currently exist on the parcel: single family residence of approximately 5,250 square feet, garage of approximately 614 square feet, pool cabana of approximately 75 square feet, pool building of approximately 35 square feet, and greenhouse of approximately 85 square feet (all to be demolished). The approved project required approximately 250 cubic yards of cut and approximately 1,450 cubic yards of fill. The property is a 2.15 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-022, located at **1333 E. Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 2/9/04 and 6/7/04)**
2. **03BAR-00000-00144** **Clark Single Family Addition** **1169 Hill Road**
03CDP-00001-00060 (Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of Donald G. Sharpe, architect for the owners, Mr. and Mrs. Peter Clark, to consider Case No. 03BAR-00000-00144 for **revised final approval of changes to a previously approved addition and new garage. Revisions include changes to the roofline, roof pitch and minor changes to elevation details.** The following structures currently exist on the parcel: single family dwelling of approximately 4,233 square feet and detached two-car garage of approximately 405 square feet (to be demolished). 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 and 8/4/03)**

3. **03BAR-00000-00269**
Marcus Residence Remodel and Second Story Addition **592 Santa Rosa Lane**
03LUP-00000-01053 (Dan Nemechek, Planner, 568-2516) **Ridgeline: N/A**

Request of Ray Ketzler, architect for the owner, Cindy Marcus, to consider Case No. 03BAR-00000-00269 for **final approval of a residential addition and remodel consisting of a first floor addition of approximately 104.5 square feet and a second story addition of approximately 772.5 square feet with a second story deck of approximately 149 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,027 square feet with attached garage of approximately 264 square feet. The proposed project will require not require grading. The property is a .127 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-261-008, located at **592 Santa Rosa Lane** in the Montecito area, First Supervisorial District. **(Continued from 10/11/04 and 11/8/04)**

PRELIMINARY APPROVAL

4. **Segal New Residence, Garage, Guesthouse, Cabana and New Gate**
04BAR-00000-00010 **1104 Channel Drive**
04CDH-00000-00002 (Abe Leider, Planner, 568-3508) **Ridgeline: N/A**

Request of Fred Gonzales, agent for the owner, Fred Segal, to consider Case No. 04BAR-00000-00010 for **preliminary/final approval of a 2-story residence of approximately 4,591 square feet, attached residential second unit of approximately 798 square feet, attached garage of approximately 768 square feet and cabana of approximately 592 square feet.** The parcel is currently vacant. The proposed project will require approximately 600 cubic yards of cut and fill. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-037, located at **1104 Channel Drive** in the Montecito area, First Supervisorial District. **(Continued from 2/9/04, 4/5/04, 5/3/04 7/12/04 and 8/23/04)**

5. **04BAR-00000-00191** **Couples New Residence/Barn** **615 Oak Springs Lane**
04LUP-00000-00773 (Holly Bradbury, Planner, 568-3577) **Ridgeline: N/A**

Request of Greg Schmandt architect for the owners, Fred and Tyice Couples, to consider Case No. 04BAR-00000-00191 for **preliminary approval of a new residence/barn of approximately 3,125 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and fill. The property is a 2.97 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-074, located at **615 Oak Springs Lane** in the Montecito area, First Supervisorial District. **(Continued from 9/13/04)**

6. **Shuman New Garage and Accessory Structure**
04BAR-00000-00187 **990 Hot Springs Lane**
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 **preliminary approval of a new accessory structure of approximately 613 square feet, loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second d 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)**

7. **04BAR-00000-00274** **Howard New Hobby Room and Carport** **1570 Ramona Lane**
04CDP-00000-00121 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

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, 11/22/04,12/6/04 and 1/10/05)**

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P.M.

CONCEPTUAL REVIEW

8. **04BAR-00000-00299** **Prenatt Addition & Remodel** **135 Santo Tomas**
04CDP-00000-000154 (No Planner Assigned) Ridgeline: N/A

Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **further conceptual review of an addition and remodel of approximately 1,171 square feet to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 3,458 square feet, garage/storage of approximately 496 square feet. The proposed project will not require grading. The property is an 18,720 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-241-008, located at **135 Santo Thomas** in the Montecito area, First Supervisorial District. **(Continued from 12/6/04)**

9. **04BAR-00000-00340** **Cole Residential Addition** **2125 Veloz Drive**
04LUP-00000-01306 (Lisa Martin, Planner, 568-3032) Ridgeline: N/A

Request of Susan Sherwin, architect for the owners, Susan and Joe Cole, to consider Case No. 04BAR-00000-00340 for **conceptual review of a residential addition of approximately 278 square feet.** The following structures currently exist on the parcel: single family residence with attached garage of approximately 4,692 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 Number 007-110-076, located at **2125 Veloz Drive** in the Montecito area, First Supervisorial District.

10. **Morrow Office Addition, New Cabana and Garage**
04BAR-00000-00175 **1665 Fernald Point Lane**

04CDH-00000-00020 (Mark Walter, Planner; 568-2852) Ridgeline: N/A

Request of Kent Mixon, architect for the owner, Ron Morrow, to consider Case No. 04BAR-00000-00175 for **further conceptual review of a second floor office addition to existing residence of approximately 323 square feet, new cabana of approximately 800 square feet and a new garage of 441 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 5,264 square feet, (guesthouse and garage of approximately 1,327 square feet- to be demolished), and garden shed of approximately 176 square feet. The proposed project will not require grading. The property is a 40,672 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-374-004, located at **1665 Fernald Point Lane** in the Montecito area, First Supervisorial District. **(Continued from 8/9/04)**

11. **04BAR-00000-00344** **Corona Pool Cabana** **1630 N. Jameson Lane**

04CDP-00000-00027 (Mark Walter, Planner, 568-2852) Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Efrain Corona, to consider Case No. 04BAR-00000-00344 for **conceptual review of a new pool cabana of approximately 238 square feet and related pool hardscape, trellis and fence.** The following structures currently exist on the parcel: single family residence of approximately 2,888 square feet, garage of approximately 330 square feet, second residential unit of approximately 831 square feet over 4-car garage of approximately 1,090 square feet and accessory structure of approximately 280 square feet. The proposed project will not require grading. The property is a 1.6 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-333-003, located at **1630 North Jameson Lane** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.

12. **04BAR-00000-00345** **Mankowitz New Residence & Garages** **1984 Inverness Lane**

04LUP-00000-01325 (No assigned planner) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Roy Mankowitz, to consider Case No. 04BAR-00000-00345 for **conceptual review of a new residence with attached garages of approximately 4,774 square feet.** The following structure currently exist on the parcel: single family residence of approximately 3,178 square feet to be demolished. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 1.23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-026, located at **1984 Inverness Lane** in the Montecito area, First Supervisorial District.

13. **Jones New Residence/Garage/Guesthouse**
04BAR-00000-00348 **1372 Oak Creek Canyon Road**

(Alice Daly, Planner, 568-2059) Ridgeline: Applicable

Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **conceptual review of a new residence of approximately 6,250 square feet garage of approximately 787 square feet and guesthouse of approximately 799 square feet.** The parcel is currently vacant. The proposed project will require approximately 1,650 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 6.048 acre parcel zoned RES-100 and shown as Assessor's Parcel Number

011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

14. **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 **940 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05)**
15. **05BAR-00000-00001 Stahl SFD Addition 248 Dawlish Place**
(No assigned planner) Ridgeline: N/A
- Request of Valerie Froscher architect for the owner, Sandy Stahl to consider Case No. 05BAR-00000-00001 for **conceptual review of an addition to an existing residence of approximately 430 square feet**. The following structures currently exists on the parcel: Residence of approximately 1830 square feet and garage of 400 square feet. The property is a .33 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-013, located at **248 Dawlish Place** in the Montecito area, First Supervisorial District.
16. **Lipshitz New Residence and Accessory/Garage Building**
04BAR-00000-00290 1550 Las Tunas Road
(Robert Dostalek, Planner 568-2054) Ridgeline: N/A
- Request of Tom Smith, architect for the owner, Jeffrey Lipshitz, to consider Case No. 04BAR-00000-00290 for **conceptual review of a new residence of approximately 3,652 square feet and accessory/garage of approximately 1,460 square feet**. The following structures currently exist on the parcel: Residence of approximately 2,281 square feet, garage of approximately 593 square feet (to be removed) and workshop of approximately 500 square feet (to remain). The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-026, located at **1550 Las Tunas Road** in the Montecito area, First Supervisorial District. **(Continued from 11/22/04 and 12/6/04)**