



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: January 28, 2008
3:00 P.M.**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in 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 PM, one business 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.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
 - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; (805) 568-2000.
 - If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by Wednesday, 4:30 PM, three business 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.
 - The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available on the counter in back of the hearing room and should be filled out and handed in 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 comment for an item is 15 minutes.
 - Montecito Board of Architectural Review approval does 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.
 - 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.
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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 17, 2007 and January 7, 2008 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. 07BAR-00000-00301 Misfeldt Minor Addition 135 La Vuelta Road
08CDP-00000-00008 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00301 for **preliminary/final on consent of an approximately 50 square foot minor addition and new entry gates and walls**. The following structure currently exists on the parcel: residence under construction of approximately 4,687 square feet. The proposed project will not require grading. The property is a 17,010 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 1/07/08.)

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. 05BAR-00000-00301 Larson New SFD/Garage and Grading 1355 Oak Creek Canyon Road (Lot 2)
06LUP-00000-00248 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **final approval of a new residence of approximately 6,500 square feet with an attached garage of approximately 794 square feet, and a new guest house of approximately 800 square feet**. The lot 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 RMZ-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, 1/23/06, 2/27/06, 5/08/06 and 3/26/07.)

2. 06BAR-00001-00266 Koegel Garage and Artist Studio 623 Hot Springs Road
06LUP-00001-00944 (Seth Shank, Planner 568-2054) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Lynn Koegel, to consider Case No. 06BAR-00000-00266 for **revised final approval of a redesigned driveway to a circular drive, relocated entry gates and site walls and the addition of approximately 80 feet of 5 foot high site walls at new entry gate**. 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, 1/08/07 and 1/22/07.)

PRELIMINARY APPROVAL

3. **07BAR-00000-00245** **Zacara Pavilion,** **1104 Channel Drive**
Pergola, Generator Enclosure
07CDH-00000-00029 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Everett Woody, agent for the owner, Zacara LLC., to consider Case No. 07BAR-00000-00245 for **preliminary/final approval of a new pavilion of approximately 500 square feet, pergola of approximately 230 square feet, and backup generator enclosure.** The following structures currently exist on the parcel: residence of approximately 4,445 square feet with an attached 3-car garage of approximately 800 square feet, attached residential second unit of approximately 750 square feet, and cabana of approximately 580 square feet. The proposed project will not require grading. 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 10/08/07.)

4. **07BAR-00000-00141** **Nathan Single Family Dwelling** **2140 Alisos Drive**
Addition and Garage
07LUP-00000-000365 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Sophie Calvin, agent for the owner, Zev Nathan, to consider Case No. 07BAR-00000-00141 for **preliminary/final approval of the construction of an addition of approximately 862 square feet to the existing residence and a new detached garage of approximately 770 square feet and for the demolition of a 308 square foot accessory structure.** The following structures currently exist on the parcel: residence of approximately 3,696 square feet with a detached garage of approximately 482 square feet. The proposed project will require approximately 33 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-058, located at **2140 Alisos Drive** in the Montecito area, First Supervisorial District. (Continued from 6/18/07.)

5. **07BAR-00000-00066** **E.M.D. LLC Single** **1122 E. Mountain Drive**
Family Dwelling and Guesthouse
07LUP-00000-00277 (J. Ritterbeck, Planner 568-3509) Ridgeline: Rural

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **revised preliminary and final approval for construction of a new approximately 4,979 square feet (net) residence [including an approximately 4,602 square feet main floor, an approximately 295 square feet second floor, and an approximately 75 square feet of excess garage area], an approximately 2,802 square feet basement, a new approximately 800 square foot (gross) detached 3-car garage, a new approximately 690 square foot (gross) guesthouse, and a new pool.** Grading will include 4,047 cubic yards of cut and 1,549 cubic yards of fill. No trees will be removed as a component of this project, however, native oaks removed during previous unpermitted grading will be mitigated by **planting a total of nine 24' box Quercus Agrifolia on-site in accordance to the approved landscape plan.** The lot is currently vacant. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 6/04/07 and 6/18/07.)

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

6. **07BAR-00000-00163** **Davis Single Family Dwelling** **Unassigned Romero Canyon Road**
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **preliminary approval of a new residence of approximately 2,907**

square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 170 square feet and basement of approximately 690 square feet. The lot is currently vacant. The proposed project will require approximately 174 cubic yards of cut and approximately 72 cubic yards of fill with 102 cubic yards being exported off site. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, 10/8/07, 11/05/07, 12/03/07, and 1/07/08)

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| 7. | Levine/Leichtman Single Family Dwelling
07BAR-00000-00180 Addition, Cabana, Green House | 819 San Ysidro Lane |
| | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |

Request of Paul Williger and Sarah Brar, Appleton and Associates, architects for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **preliminary approval of a partial demolition of approximately 360 square feet of the existing residence, a first floor addition of approximately 1,420 square feet and second floor addition of approximately 930 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,320 square feet with a detached garage of approximately 540 square feet (to be demolished) and detached studio of approximately 460 square feet. The proposed project will require approximately 650 cubic yards of cut and 650 cubic yards of fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07 and 10/22/07.)

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| 8. | Nigro Addition & Cabana
07CDP-00000-00129 | 210 Butterfly Lane |
| | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00297 for **preliminary approval of a partial demolition of approximately 360 square feet of the existing residence, demolition of a 540 square foot garage structure, a first floor addition of approximately 1,450 square feet and second floor addition of approximately 790 square feet; new basement of approximately 1,390 square feet; new attached garage of approximately 800 square feet; pool cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 2,363 square feet and a detached garage of approximately 707 square feet. The proposed project will require approximately 700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 38,077 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-038, located at **210 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 12/03/07.)

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| 9. | Nigro New SFD/Cabana/
Gatehouse/Shed
07BAR-00000-00317 | 1664 East Valley Road |
| | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **preliminary approval of a new two-story residence of approximately 6,521 square feet (proposed 2,868 square foot first floor and 3,653 square foot second floor) with an attached garage of approximately 902 square feet; a guest house of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 373 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 12/17/07.)

CONCEPTUAL REVIEW

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| 10. | 07BAR-00000-00227
07AMD-00000-00014 | Birnam Wood Golf
Club Additions/Remodel
(Julie Harris, Planner 568-3518) | 2031 Packing House Road
Ridgeline: N/A |
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Request of The Warner Group, architect for the owner, Birnam Wood Golf Club, to consider Case No. 07BAR-00000-00227 for **further conceptual review of a new storage building of approximately 443 square feet, new tennis shop of approximately 215 square feet, new golf instruction building of approximately 275 square feet at the driving range, addition of approximately 168 square feet and interior remodel of approximately 311 to existing pro shop, and addition of approximately 1,007 square feet and interior remodel of approximately 6,219 square feet to the existing clubhouse.** The following structures currently exist on the parcels: clubhouse of approximately 27,795 square feet with basement of approximately 19,107 square feet and attic storage of approximately 3,148 square feet, cottages of approximately 4,168 square feet, pro shop of approximately 1,235 square feet (1,303 square feet approved), housekeeping building of approximately 282 square feet, and housekeeping office of approximately 260 square feet. The proposed project will require approximately 282 cubic yards of cut and approximately 310 cubic yards of fill. The property is 5.64 acres zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-390-036, 007-390-006, 007-390-007 and 007-510-010 located at **2031 Packing House Road and 1910 Lemon Ranch Road** in the Montecito area, First Supervisorial District. (Continued from 10/08/07.)

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

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| 11. | 08BAR-00000-00009 | Zemeckis
SFD Addition | 470 Hot Springs Road
Ridgeline: N/A |
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Request of Chris Dentzel, architect for the owner, Mary Ellen Zemeckis, to consider Case No. 08BAR-00000-00009 for **conceptual review of an addition to an existing single family residence of approximately 763 square feet.** The following structures currently exist on the parcels: residence of approximately 2,908 square feet with an attached garage of approximately 369 and a basement of approximately 396 square feet. The proposed project will not require grading. The property is a 35,178 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-051-010, located at **470 Hot Springs Road** in the Montecito area, First Supervisorial District.

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| 12. | 07BAR-00000-00341 | Hock New SFD
Cabana & Pool | Unassigned East Valley Road
Ridgeline: N/A |
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Request of Sophie Calvin, agent for the owner, G. M. Hock LLC., to consider Case No. 07BAR-00000-00341 for **conceptual review of a new residence of approximately 6,341 square feet with detached garage of approximately 974 square feet, new pool and cabana of approximately 416 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 240 cubic yards of cut and approximately 240 cubic yards of fill. The property is a 4.79 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-037, located at an **Unassigned East Valley Road** address in the Montecito area, First Supervisorial District.

