



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: February 5, 2007
3:00 P.M.**

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketznel	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.
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Site Visit - 2:00 P.M.

View Story Poles for Item No. 11 – Nigro Demo/New SFD, Garage, Workshop, Cabana – 669 Picacho Lane

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 22, 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. 06BAR-00000-00146 **Freimuth/Edwards Entry Gates/Columns/Walls** **404 & 405 Court Place at Santa Rosa Lane**
06CUP-00000-00033 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Jane Freimuth and Ron and Betsy Edwards, to consider Case No. 06BAR-00000-00146 for **final approval on consent of a replacement Court Place entry gate 20 feet wide and 7 feet 6 inches tall, new pedestrian gate 3 feet wide and 6 feet, 6 inches tall, columns 8 feet 6 inches in height, and walls up to 6 feet, 6 inches in height.** The following structures currently exist on the two parcels: two entry gates 12 feet in width and 6 feet tall with columns 7 feet in height. The proposed project will require not require grading. The two properties total 2.02 acres, are zoned 2-E-1, and are shown as Assessor's Parcel Numbers 007-450-001 and -008, located at **404 and 405 Court Place at Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 7/24/06, 8/21/06, 10/9/06, and 12/18/06)

C-2. 06BAR-00000-00246 **Eltinge Garage** **605 Juan Crespi Lane**
06LUP-00000-00886 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Victor Schumacher, architect for the owners, Andrea Eltinge and Dana Newquist, to consider Case No. 06BAR-00000-00246 for **final approval on consent of an attached garage of approximately 400 square feet connected with a vestibule of approximately 40 square feet.** The following structures currently exist on the parcel: residence of approximately 4,493 square feet with attached garage of approximately 763 square feet. The proposed project will not require grading. The property is a 41,000 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-038, located at **605 Juan Crespi Lane** in the Montecito area, First Supervisorial District. (Continued from 10/17/06 and 12/11/06)

C-3. 06BAR-00000-00075 **Kirkhart-Casey Single Family Dwelling Addition and Renovation/Remodel** **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 on consent 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, 8/07/06, and 1/22/07)

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-00000-00083 Slater Single Family Dwelling & Cabana 303 Meadowbrook Drive**
06LUP-00000-00934 (Selena Buoni, Planner 568-2910) Ridgeline: Urban

Request of Dawn Sherry, agent/architect for the owners, Scott and Margaret Slater, to consider Case No. 06BAR-00000-00083 for **final approval of a new two-story residence of approximately 4,885 square feet (net), with an 800 square foot (net) attached garage and a 600 square foot (net) attached pool cabana below the garage. The applicant is requesting a height exemption to the Hillside/Ridgeline guidelines (urban) to allow for a portion of the residence to exceed 25 feet in height (up to approximately 30 feet, 6 inches).** The lot is currently vacant. The proposed project will require approximately 331 cubic yards of cut and approximately 50 cubic yards of fill, and no trees are proposed to be removed. The property is a 1.37 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-012, located at 303 Meadowbrook Drive in the Montecito area, First Supervisorial District. (Continued from 5/08/06 and 12/11/06)

PRELIMINARY APPROVAL

2. **06BAR-00000-00288 Schaeman Garage Conversion, New Garage, Fireplace, Fountain, BBQ 1445 E. Mountain Drive**
07LUP-00000-00007 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Richard Redmond, architect for the owners, Michael and Jessica Schaeman, to consider Case No. 06BAR-00000-00288 for **preliminary approval of a conversion of existing garage to two bedrooms and two bathrooms, new detached 3-car garage of approximately 785 net square feet, and new outdoor fireplace, barbeque, and fountain.** The following structures currently exist on the parcel: residence of approximately 4,498 net square feet with attached garage of approximately 697 net square feet. The proposed project will require approximately 32 cubic yards of cut and approximately 32 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-029, located at **1445 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/11/06)

3. **06BAR-00000-00273 Freston Single Family Dwelling Addition/Remodel 2300 Bella Vista Drive**
06LUP-00000-01115 (Lisa Martin, Planner 568-2032) Ridgeline: Rural

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, to consider Case No. 06BAR-00000-00273 for **preliminary approval of a renovation and remodel to the existing single-family dwelling and guesthouse, including a 293 square foot addition to the main residence, new native planting restoration for landslide mitigation and minor terracing with new low stone walls.** The following structures currently exist on the parcel: residence of approximately 7,389 square feet with attached garage of approximately 658 square feet, and structure of approximately 2,500 square feet, which includes a guest house (above) of approximately 800 square feet and garage/storage (below) of approximately 1,700 square feet. The proposed project will not require grading. The property is a

40 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 11/27/06)

4. **06BAR-00000-00212** **Brownell Demolition/Rebuild Single Family Dwelling and New Playhouse** **618 Orchard Avenue**
06LUP-00000-01007 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Dale S. Pekarek, agent for the owner, Peter S. Brownell, to consider Case No. 06BAR-00000-00212 for **preliminary approval of a new two-story residence of approximately 2,191 square feet with attached 2-car garage of approximately 335 square feet, and new playhouse accessory structure of approximately 218 square feet.** The following structure currently exists on the parcel: unpermitted residence of approximately 850 square feet (to be demolished). The proposed project will not require grading. The property is a 0.17 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-162-020, located at **618 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/25/06, 12/11/06, and 1/08/07)

5. **05BAR-00000-00313** **Gibbons Accessory Structure, Cabana, Wine Room, and Residential Remodel** **1136 Glenview Road**
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavoian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **preliminary approval of a new attached accessory structure of approximately 566 square feet, pool cabana of approximately 568 square feet, and wine room of approximately 403 square feet. The project also includes a new main residence terrace of approximately 471 square feet, alteration to existing main residence master bath and new retaining walls.** The following structure currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require approximately 402 cubic yards of cut and no fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 11/27/06, and 1/08/07)

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

CONCEPTUAL REVIEW

6. **04BAR-00000-00306** **Wordell Single Family Dwelling, Atrium, Decks, and Terraces** **2280 Bella Vista Drive**
06LUP-00000-00816 (Holly Bradbury, Planner, 5683577) Ridgeline: Rural

Request of Peter Kavoian, architect for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **further conceptual review of a new single family residence of approximately 4,827 square feet with attached garage of approximately 819 square feet, atrium of approximately 518 square feet, and decks and terraces of 2,006 square feet.** The following structures currently exist on the parcel: a guest house of approximately 800 square feet. Grading would include 213 cubic yards of cut and 331 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at **2280 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 12/06/04)

Symington Single Family

7. **07BAR-00000-00005 Dwelling Addition 1387 School House Road**
07LUP-00000-00018 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of Adele Goggia, Harrison Design Associates, architect for the owners, Fife and Ann Symington, to consider Case No. 07BAR-00000-00005 for **conceptual review and preliminary/final approval of an interior remodel of the entire 3,344 square foot residence, exterior alterations including updates to all doors and windows, an addition of 450 square feet to the 2nd floor master bedroom and a 136 square foot 1st floor laundry room addition; demolition and replacement of the existing spa, pool deck area and pool equipment structure, and new landscaping.** The following structures currently exist on the parcel: residence of approximately 3,103 square feet, cabana of approximately 650 square feet, and workshop of approximately 444 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-051, located at **1387 School House Road** in the Montecito area, First Supervisorial District.
8. **07BAR-00000-00011 Donahoo Single Family Dwelling Addition and Modification 257 Cloydon Drive**
07MOD-00000-00002 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A
- Request of Brett Ettinger, architect for the owner, Brian Donahoo, to consider Case No. 07BAR-00000-00011 for **conceptual review and preliminary approval of an addition of approximately 340 square feet to existing residence, conversion of existing carport to an attached 2-car garage of approximately 342 square feet, and a modification for encroachment of the proposed garage 11 feet into the front yard setback.** The following structures currently exist on the parcel: residence of approximately 1,246 square feet and carport of approximately 175 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-132-026, located at **257 Cloydon Drive** in the Montecito area, First Supervisorial District.
9. **07BAR-00000-00015 Hestrin Wall 1278 and 1280 Spring Road**
07CUP-00000-00004 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
- Request of Mark Hestrin, owner, to consider Case No. 07BAR-00000-00015 for **conceptual review of a landscape wall 12 feet in height.** The following structures currently exist on the parcel: duplex of approximately 4,997 square feet and 8-foot sound wall. The proposed project will not require grading. The property is a 0.46-acre parcel zoned R-2 and shown as Assessor's Parcel Numbers 009-610-004 and -005, located at **1278 and 1280 Spring Road** in the Montecito area, First Supervisorial District.
10. **07BAR-00000-00012 Melillo Decorative Wall and Parapet 184 Middle Road**
07CDP-00000-00005 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Peter W. Hunt, architect for the owner, James Melillo, to consider Case No. 07BAR-00000-00012 for **conceptual review of a fence 10 feet 10 inches in height and the addition of a new parapet to existing accessory building.** The following structures currently exist on the parcel: residence of approximately 6,041 square feet with detached garage of approximately 864 square feet, accessory building of approximately 1,875 square feet, and shed of approximately 180 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-062, located at **184 Middle Road** 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. **Nigro Demo/New Single Family Residence,
06BAR-00000-00294 Garage, Workshop, Pool Cabana 669 Picacho Lane**
06LUP-00000-01064 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. James Nigro, to consider Case No. 06BAR-00000-00294 for **further conceptual review and preliminary approval of a new 2-story residence of approximately 7,724 square feet with attached 3-car garage of approximately 780 square feet, and pool and spa with pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,062 square feet with a 2-car garage of approximately 400 square feet (all to be demolished). The proposed project will require approximately 802 cubic yards of cut and approximately 802 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06)

12. **Moya Single Family
07BAR-00000-00013 Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane**
(no planner assigned) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **conceptual review of an addition of approximately 711 square feet and remodel of approximately 1,609 square feet to existing residence, enclosure of existing carport, new exterior loggias of approximately 265 square feet, and demolition of approximately 49 square feet of existing carport and chimney.** The following structures currently exist on the parcel: residence of approximately 1,617 square feet with attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at **145 Olive Mill Lane** in the Montecito area, First Supervisorial District.

13. **06BAR-00000-00303 Schweitzer Playroom and Reading Loft 1579 San Leandro Lane**
(no planner assigned) Ridgeline: N/A

Request of Raymond Appleton, agent for the trustee, Jennifer Schweitzer Brickman, to consider Case No. 06BAR-00000-00303 for **conceptual review of a 1st floor playroom addition of approximately 887 square feet with 2nd floor reading loft of approximately 234 square feet to existing residence, and new stairs, landings, and walkway.** The following structures currently exist on the parcel: residence of approximately 3,612 square feet with detached garage/workshop of approximately 451 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-321-004, located at **1579 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 01/08/07)