COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO
BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: February 6, 2006
3:00 P.M.

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

Revision: Project description for Item #3, 05BAR-00000-00207, Biltmore Valet Lot and Minor Modifications/Additions, has been updated.

Marsha Zilles	Anthony Spann	- **Chair**
Michele Michaelson	Don Nulty	- **Vice Chair**
Raymond Ketzel	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 23, 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-00000-00128 Rutherford Remodel and Addition 1374 Danielson Road
05CDP-00000-00079 (Peter Lawson, Planner 568-2021) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, John and Lynn Rutherford, to consider Case No. 05BAR-00000-00128 for **final approval on consent of a remodel and addition to an existing duplex. One half of the duplex, Unit A, would be remodeled with new windows and re-roofed, however there would be no increase in square footage. The other half of the duplex, Unit B, would include a first floor addition of 297 square feet and a new second story of 569 square feet for a total addition of approximately 866 square feet. Additionally, on the second floor there would be a patio of 146 square feet and a portion of it would be covered.** The following structures currently exist on the parcel: A single story duplex consisting of Unit A at approximately 1,017 square feet and Unit B at approximately 1,100 square feet. The property is a 0.22 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-570-006 and -005, located at **1374 Danielson Road** in the Montecito area, First Supervisorial District. **(Continued from 6/6/05, 9/26/05, and 1/9/06)**

C-2. 05BAR-00000-00308 Short Artist Studio 435 Ennisbrook Drive
05LUP-00000-01301 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Robert Senn, architect for the owner, Robert Short, to consider Case No. 05BAR-00000-00308 for **preliminary/final approval on consent of new artist studio of approximately 402 square feet.** The following structures currently exist on the parcel: residence of approximately 4,964 square feet with attached garage of approximately 731 square feet, and detached garage of approximately 460 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.95 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-540-005, located at **435 Ennisbrook Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/09/06)**

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

1. 04BAR-00000-00336 Periwinkle Residence Addition/Remodel 1753 Glen Oaks
04LUP-00000-00336 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **revised final approval of a demo/rebuild of a residence of approximately 2,376 square feet, and an addition of approximately 626 square feet (net) to connect the new house to the remodeled barn. Note: A new driveway**

configuration is part of the revised plan as well. [Note: The previously approved project was for an addition of approximately 626 square feet (net) and remodel to an existing residence.] The house and attached garage have been demolished, and only the remodeled barn of approximately 981 square feet remains. The proposed project will not require any cut and less than 50 cubic yards of fill. The property is a .92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05, 2/28/05, 9/26/05, and 10/10/05)**

2. 05BAR-00000-00193 Fowler Wall 1403 School House Road

05LUP-00001-00723 (Holly Bradbury, Planner 568-3577) **Ridgeline: N/A**

Request of Bob Easton, architect for the owners, Greg and Elizabeth Fowler, to consider Case No. 05BAR-00000-00193 for **revised final approval of a stucco liner perimeter wall under 6 feet and 757 linear feet in length.** The following structures currently exist on the parcel: residence of approximately 8,816 square feet, garage of approximately 727 square feet and shed of approximately 437 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-002, located at **1403 School House Road** in the Montecito area, First Supervisorial District. **(Continued from 8/8/05 and 8/22/05)**

3. 05BAR-00000-00207 Biltmore Valet Lot Minor Modifications/Additions 1260 Channel Drive

05AMD-00000-00005 (Julie Harris, Planner 568-3518) Ridgeline: N/A
05CDP-00001-00093

Request of Steve Welton, agent, and David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **revised final approval of improvements to the valet parking lot, entrance walls, fountain and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant. The proposed revisions include a new fountain design, change of paving material in the valet lot and minor changes to the landscape plant palette.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 1,280 cubic yards of cut and approximately 284 cubic yards of fill. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/10/05 and 11/07/05)**

4. 02BAR-00000-00157 Johnson New Residence 935 Mariposa Lane

02LUP-00000-00543 (Peter Lawson, Planner 568-2021) Ridgeline: Urban

Request of Ken Mineau, Appleton & Associates, architect for the owner, David Johnson, to consider Case No. 02BAR-00000-00157 for **revised final approval of new residence of approximately 2,406 square feet, basement of approximately 945 square feet with attached garage of approximately 491 square feet and attached cabana of approximately 315 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-070-040, located at **935 Mariposa Lane** in the Montecito area, First Supervisorial District. **(Continued from 3/24/05, 6/20/05, and 7/11/05)**

5. 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, 10/24/05, and 1/23/06)**

PRELIMINARY APPROVAL

6. 05BAR-00000-00297 Van Wolfswinkel Addition 150 and 152 Middle Road

05CDP-00000-00134 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Appleton, agent for the owner, Randall Van Wolfswinkel, to consider Case No. 05BAR-00000-00297 for **preliminary/final approval of an addition of approximately 452 square feet to the existing residence, conversion of approximately 465 square feet of garage/storage space to habitable space, conversion of approximately 114 square feet of the storage area to workshop use, interior remodel of approximately 192 square feet, new patio and walkway of approximately 598 square feet, and replacement of driveway with landscaping of approximately 315 square feet.** The following structures currently exist on the parcel: residence of approximately 3,227 square feet with attached garage of approximately 714 square feet and storage area of approximately 268 square feet, as well as an attached residential second unit of approximately 1,000 square feet with attached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-042, located at **150 and 152 Middle Road** in the Montecito area, First Supervisorial District. **(Continued from 12/19/05)**

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

7. 05BAR-00000-00198 Hermann New Single Family Dwelling 780 Ashley Road

05LUP-00000-00889 (Dan Nemechek, Planner 568-2516) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Steven Hermann, to consider Case No. 05BAR-00000-00198 for **preliminary/final approval of new residence approximately 9,669 square feet with basement of approximately 2,531 square foot basement, rear patios, landscaping with habitat improvement, and improved access drive,** There are no structures currently existing on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. **(Continued from 8/08/05)**

8. 05BAR-00000-00228 Johnston New Residence, Garage, Pool and Cabana 1743 Glen Oaks Drive

05LUP-00000-01194 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Elizabeth and Gary Johnston, owners, to consider Case No. 05BAR-00000-00228 for **preliminary approval of a new single family residence of 4,670 square feet, with attached garage of 840 square feet, pool cabana of 470 square feet, new pool with spa and associated landscape, hardscape, and lighting improvements.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and approximately 175 cubic yards of fill. **One 33" oak is proposed for on-site relocation. Five**

non-specimen trees are proposed for removal. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assesor's Parcel Number 007-212-004, located at 1743 Glen Oaks Drive in the Montecito Area, First Supervisorial District. **(Continued from 09/26/05)**

CONCEPTUAL REVIEW

9. 05BAR-00000-00300 Kogevinas Additions 171 Olive Mill Lane

05CDP-00000-00139 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **further conceptual review of an addition to the existing residence of approximately 857 square feet, a garage conversion to habitable space of approximately 364 square feet, a new attached garage of approximately 437 square feet, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 215 square feet, a new swimming pool and spa, an exterior fireplace, and new entry gates.** The following structures currently exist on the parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. **(Continued from 12/19/05)**

10. 06BAR-00000-00008 McKinley Single Family Dwelling Addition 1520 Las Tunas Road

(no planner assigned) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **conceptual review of a remodel and an addition of approximately 8,143 square feet to existing residence, new detached garage of approximately 903 square feet, new attached garage of approximately 802 square feet, and new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,885 square feet with detached garage of approximately 1,118 square feet **(to be demolished)**. The proposed project will require approximately 400 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at 1**520 Las Tunas Road** in the Montecito area, First Supervisorial District.

11. 06BAR-00000-00018 Terzian Demolition, SFD Replacement and Cabana Remodel 1491 Edgecliff Lane

05CDH-00000-00026 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **conceptual review of a replacement residence of approximately 5,197 square feet with attached garage of approximately 442 square feet, demolition of existing residence and accessory structure, and remodel of exterior and interior of existing cabana.** The following structures currently exist on the parcel: residence of approximately 924 square feet with an attached garage of approximately 442 square feet, cabana of approximately 1,515 square feet and accessory building of approximately 770 square feet. The proposed project will require no grading. The property is a 0.65 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** 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.

12. 05BAR-00000-00325 Horning Dwelling Addition, New Cabana and Carports 1361 Danielson Road

05CDH-00000-00052 (no planner assigned) Ridgeline: N/A

Request of Lloyd Malear, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **conceptual review of an addition of approximately 296 square feet and remodel of approximately 900 square feet to existing residence, pool cabana of approximately 198 square feet, two new car ports of approximately 163 and 326 square feet, pool and spa, and new trellis of approximately 380 square feet.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guest house of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 35 cubic yards of cut and approximately 35 cubic yards of fill. The property is a 4.0 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. **(Continued from 1/23/06)**

13. 06BAR-00000-00017 Luria New Single Family Dwelling 434 Crocker Sperry Drive

(no planner assigned) Ridgeline: N/A

Request of Barry Berkus, architect for the owners, Mr. and Mrs. Eli Luria, to consider Case No. 06BAR-00000-00017 **for conceptual review of new residence of approximately 4,505 square feet, casitas of approximately 231 square feet, and garage of approximately 767 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 7,000 cubic yards of cut and approximately 3,000 cubic yards of fill. The property is a 0.43 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-019, located at **434 Crocker Sperry Drive** in the Montecito area, First Supervisorial District.