



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE
Meeting of February 7, 2005

REVISED AGENDA (REVISED 2/2/05)

3:00 P.M.

Vacant
Michele Michaelson
Library
Raymond Ketzler
Donald Nulty Vice-Chair
Anthony Spann Chair
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.

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 24, 2005 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. 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 a remodel of an existing 560 square foot garage to habitable space, addition of a new two car garage of approximately 754 square feet, and addition of a 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 and 1/24/05)**

- Segal New Residence, Garage, Guesthouse, Cabana and New Gate
C-2. 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 **final approval on consent 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, 8/23/04 and 1/24/05)**

- C-3. 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 **final approval on consent for 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 and 1/24/05)**

- Shuman New Garage and Accessory Structure
C-4. 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/final on consent 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 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)**

- C-5. 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 and 1/24/05)**

V. MBAR MEMBERS INFORMATION 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. 03BAR-00000-00111 Frisina (formally Nourse) New Residence Woodley Road, Lot 79
03LUP-00000-00680 (Robert Dostalek, Planner, 568-2054) Ridgeline: N/A

Request of Joe Reeves, agent for the owners, to consider Case No. 03BAR-00000-00111 for **final approval of a new residence of approximately 5,492 square feet with an attached garage of approximately 902 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and fill. The property is an approximately 1.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-079, located at **Woodley Road, Lot 79, (corner of Woodley and Glenview)** in the Montecito area, First Supervisorial District. **(Continued from 5/19/03, 9/22/03 and 10/25/04)**

2. 04BAR-00000-00186 Isaac Cabana Addition 844 San Ysidro Lane
04LUP-00001-00934 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Christine Pierron, architect for the owners, George Isaac, to consider Case No. 04BAR-00000-00186 for **final approval of an office addition to an existing 725 square foot pool cabana of approximately 200 square feet**. Details and materials to match existing and no trees shall be removed. Alteration of the pool house to replace existing 12' wide patio doors with two windows. The following structures currently exist on the parcel: residence of approximately 3,885 square feet and pool house of approximately 725 square feet. The proposed project will not require grading. The property is a 44,347 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-019, located at **844 San Ysidro Lane** in the Montecito area, First Supervisorial District. (

3. **04BAR-00000-00242 Flynn New Residence Garage/Motor Court 1138 Dulzura Drive**
04LUP-00000-01144 (Holly Bradbury, Planner, 568-3577) Ridgeline: Urban
- Request of Don Nulty, architect for the owners, Paul and Kee Flynn, to consider Case No. 04BAR-00000-00242 for **final approval of a new residence of approximately 4,735 square feet and garage of approximately 825 square feet.** The following structures currently exist on the parcel and will be demolished to accommodate the new residence and garage: a residence of approximately 3,570 square feet and garage of approximately 592 square feet. The proposed project will require approximately 500 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-024, located at **1138 Dulzura Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04 and 1/10/05)**

PRELIMINARY APPROVAL

4. **04BAR-00000-00322 San Ysidro Ranch Stonehouse Restaurant Remodel 900 San Ysidro Lane**
04LUP-00000-00414 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A
- Request of Ken Mineau of Appleton & Associates, architect for the owner, Ty Warner Resorts and Hotels, LLC to consider Case No. 04BAR-00000-00322 for **preliminary/final approval of an addition of approximately 506 square feet and remodel to the existing building of approximately 3,458 square feet, new outdoor terraces of approximately 480 square feet, and hardscape improvements.** The following structure currently exists on the parcel: San Ysidro Ranch Hotel. The proposed project will require 100 cubic yards of cut and 900 cubic yards of fill. The property is a 19.77 acre parcel zoned C-V and shown as Assessor's Parcel Number 007-050-026, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District. **(Continued from 12/20/04 and 1/10/05)**
5. **04BAR-00000-00232 Valley Club of Montecito 1900 East Valley Road**
(Abe Leider, Planner 569-3508) Ridgeline: N/A
- Request of Harwood White, agent for the owner, Valley Club of Montecito, to consider Case No. 04BAR-00000-00232 for **preliminary/final approval of a new club manager's residence of 2,149 square feet with an attached garage of 565 square feet.** The following structures currently exist on the parcel: club house, four cottages, tennis courts and office, pro shop and cart barn totaling approximately 37,000 square feet. The proposed project will require approximately 1,250 cubic yards of cut and fill. The property is a 43-acre parcel zoned REC and shown as Assessor's Parcel Number 005-020-050, located on Valley Club Road, a private road off of **1900 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 10/11/04 and 10/25/04)**

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:45 P.M.

CONCEPTUAL REVIEW

6. **02BAR-00000-00193 Charash New Residence with Attached Garage, Workshop, Pool Cabana and Landscaping 2035 Creekside Road**
04CDP-00000-00064 (Morgan Jones, Planner, 568-2015) Ridgeline: N/A/Urban

Request of Ray Ketzler, architect for the owner/builder, Mr. Gil Charash, to consider Case No. 02BAR-00000-00193 for **further conceptual review of a new residence of approximately 5,825 square feet, attached garage of approximately 458 square feet, woodshop of approximately 494 square feet, pool cabana of approximately 799 square feet and landscaping.** This property is currently vacant. The proposed project will require approximately 700 cubic yards of cut and approximately 640 cubic yards of fill. The property is a 2.8 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-015, located at **2035 Creekside Road** in the Montecito area, First Supervisorial District. **(Continued from 6/21/04 and 10/11/04)**

7. **04BAR-00000-00341 Baring-Gould Trust New Residence 813 Romero Canyon Road**
(No assigned planner) Ridgeline: N/A

Request of Harwood White, agent for the owners, Baring-Gould Trust, to consider Case No. 04BAR-00000-00341 for **conceptual review of a new residence of approximately 800 square feet and two-car garage of approximately 581 square feet.** The parcel is currently vacant. The proposed project will require approximately 140 cubic yards of cut and fill. The property is a 5.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05)**

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

8. **05BAR-00000-00002 Lambert New Guest House 910 Hot Springs Road**
05LUP-00000-00009 (Peter Lawson, Planner, 568-2021) Ridgeline: N/A

Request of Larry Graves, architect for the owner, Larry Lambert to consider Case No. 05BAR-00000-00002 for **conceptual review of a new guest house of approximately 600 square feet.** The following structures currently exist on the parcel: Residence of 1050 square feet, garage of approximately 989 square feet and pool house of approximately 154 square feet. The proposed project will not require grading. The property is a 3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-024, located at **910 Hot Springs Road** in the Montecito area, First Supervisorial District.

9. **05BAR-00000-00007 Montecito Fire Station Addition 595 San Ysidro Road**
04LUP-00000-01314, (Holly Bradbury, Planner, 568-3577) Ridgeline: N/A
04SCD-00000-00001

Request of Mark Perry, architect for the owners, Montecito Fire Protection District, to consider Case No. 05BAR-00000-00007 for **conceptual review of a new addition of 615 square feet to an existing 9,772 square foot fire station as follows: 208 square feet in living quarters, 47 square feet of outside storage, office of 231 square feet and 129 square feet of a storage loft.** The property is a 9,772 square foot parcel zoned PU and shown as Assessor's Parcel Number 011-140-012, located at **595 San Ysidro Road** in the Montecito area, First Supervisorial District.

10. **05BAR-00000-00006 Fanaro SFD Addition 1859 San Leandro Road**
(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Gail and Barry Fanaro, owners, to consider Case No. 05BAR-00000-00006 for **conceptual review of an addition and remodel of residence and garage conversion of approximately 500 square feet.** The following structures currently exist on the parcel: single family dwelling (1950 square feet) and a detached garage (440 square feet). The property is a 0.55 acre foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-022, located at **1859 San Leandro Road** in the Montecito area, First Supervisorial District.

Hudson Single Family Dwelling Addition and Remodel

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| 11. | 04BAR-00000-00334 | 1135 East Mountain Drive |
| | 05LUP-00000-00073 (Amy Trester, Planner 568-3116) | Ridgeline: N/A/Urban |

Request of Arketype Architects, architects for the owners, Mark and Lynn Hudson, to consider Case No. 04BAR-00000-00334 for **further conceptual review of an addition of approximately 319 square feet to the first floor and a second story addition of approximately 1,540 square feet; proposed total of approximately 4,724 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,865 square feet, storage shed of approximately 861 square feet and as built carport of approximately 572 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-032, located at **1135 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05)**

Warren Demo and New Residence

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| 04BAR-00000-00135 | (Formerly Stinson Demo and New Residence) | 799 Lilac Drive |
| 04LUP-00000-00660 (Morgan Jones, Planner, 568-2015) | | Ridgeline: Applicable/Urban |

Request of Don Nulty, architect for the owner, Lindall Stinson, to consider Case No. 04BAR-00000-00135 for **further conceptual review of demolition of existing single family dwelling of approximately 2,068 square feet) and garage (of approximately 500 square feet), and new single family dwelling (of approximately 4,481 square feet), new garage with artist studio above (of approximately 800 square feet) and cabana (of approximately 600 square feet) with pool and spa.** The proposed project will require approximately 350 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.01 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-064, located at **799 Lilac Drive** in the Montecito area, First Supervisorial District. **(Continued from 7/12/04)**

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:30 P.M.

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| 13. | 05BAR-00000-00014 | Flynn New Residence | 2126 East Valley Road |
| | (No Planner Assigned) | | Ridgeline: N/A |

Request of Sam Maphis, architect for the owners, David Flynn, to consider Case No. 05BAR-00000-00014 for **conceptual review of a new residence of approximately 5,624 square feet.** The following structures currently exist on the parcel: garage of 800 square feet and residence of 796 square feet. The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-039, located at 2126 East Valley Road in the Montecito area, First Supervisorial District.

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| 14. | 05BAR-00000-00010 | Knight Cabana | 812 Buena Vista Avenue |
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05LUP-00000-00048(Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Charlie Knight, to consider Case No. 05BAR-00000-00010 for **conceptual review of a new 800 square foot cabana, new pool and spa of approximately 800 square feet.** The following structures currently exist on the parcel: 2,733 square foot house and 500 square foot garage. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-023, located at **812 Buena Vista Avenue** in the Montecito area, First Supervisorial District.

15. **05BAR-00000-00011** **Morton Acoustic Wall Addition** **550 Santa Angela Lane**
04CUP-00000-00081 (Abe Leider, Planner 568-3508) Ridgeline: N/A

Request of Valerie Froscher, architect for the owners, Hughes and Cecilia Morton, to consider Case No. 05BAR-00000-00011 for **conceptual review of construction of a 9 foot high by 130 foot long green plaster wall in the rear yard setback.** The following structure currently exists on the parcel: one single family dwelling of 2,348 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-018, located at **550 Santa Angela Lane** in the Montecito area, First Supervisorial District.

16. **05BAR-00000-00008** **Hazard Single Family Dwelling Addition and Loggia** **2035 Birnam Wood Drive**
(No Planner Assigned) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owner, Robert Hazard to consider Case No. 05BAR-00000-00008 for **conceptual review of a change of use: to convert a carport and rear loggia to habitable space, add a bay window in breakfast area and detached loggia structure. The project description is approximately a 712 square foot addition/conversion and 464 square foot detached loggia structure.** The following structures currently exist on the parcel: 2 existing residences of 4,609 square feet, attached 826 square foot garage and 210 square foot pool house. The proposed project will not require grading. The property is a 1.04 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-039, located at **2035 Birnam Wood** in the Montecito area, First Supervisorial District.