



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: February 11, 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

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| 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 January 28, 2008 will be considered.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS

V. 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

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| 1. | Hock Roof Pitch Ext Alterations | 1254 East Valley Road |
| | 07BAR-00000-00281 07LUP-00001-00721 | (Lisa Martin, Planner 568-2032) Ridgeline: N/A |

Request of Tai Yeh, architect for the owner, Gary Hock, to consider Case No. 07BAR-00000-000281 for **revised final approval of changes to the approved color scheme.** The following structures currently exist on the parcel: residence of approximately 2,587 square feet with an attached garage of approximately 366 square feet. The proposed project will not require grading. The property is a 0.7 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-021, located at **1254 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.)

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| 2. | Hardy Revised New SFD and Garage | 90 Butterfly Lane |
| | 07BAR-00000-00152 07CDP-00001-00081 | (Seth Shank, Planner 568-2054) Ridgeline: N/A |

Request of William Cooper, architect for the owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **revised final approval of the addition of approximately 33 square feet to the master bedroom closet and exterior stairwell access to the basement.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet and carport of approximately 144 square feet. The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07 and 8/27/07.)

PRELIMINARY APPROVAL

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| 3. | Bradley Single Family Dwelling, Garage, Pool House, and Guesthouse | 975 Lilac Drive |
| | 06BAR-00000-00264 06LUP-00000-00965 | (Errin Briggs, Planner 568-2047) Ridgeline: N/A |

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **further preliminary approval of a new residence of approximately 6,316 square feet with detached garage of approximately 1,125 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 753 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,495 cubic yards of cut and approximately 874 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06 and 5/21/07.)

4. **05BAR-00000-00177** **Lindsey Single Family Dwelling and Guest House** **2020 Creekside Road**
07CDP-00000-00098 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **preliminary approval of a new two-story residence of approximately 4,958 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 275 square feet, trellis of approximately 301 square feet, second floor deck of approximately 188 square feet, and a guest house of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District. (Continued from 9/10/07 & 1/07/08.)

5. **07BAR-00000-00277** **Shirokow Single Family Dwelling Additions** **1413 Schoolhouse Road**
07LUP-00000-00829 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Laura Kay Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 07BAR-00000-00277 for **preliminary approval of a first floor addition of approximately 707 square feet and a second floor addition of approximately 408 square feet to the existing residence, an approximately 506 square foot attached garage and new cabana of approximately 799 square feet with workshop of approximately 405 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,456 square feet with an attached garage of approximately 540 square feet, and tennis court. The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.)

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

6. **07BAR-00000-00289** **Schnell SFD Demo/Rebuild** **700 East Mountain Drive**
07LUP-00000-00851 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **preliminary approval of a new one-story residence of approximately 4,204 square feet, a basement of approximately 1,790 square feet with an attached garage of approximately 795 square feet; a detached cabana of approximately 748 square feet; and the demolition of the existing residence, guesthouse and garage.** The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guesthouse of approximately 543 square feet. The proposed project will require approximately 3,200 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 12/17/07.)

Dougherty Second

7. **07BAR-00000-00318** **Floor Addition** **588 Paso Robles Drive**
07LUP-00000-00899 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Suzanne and Stephen Dougherty, to consider Case No. 07BAR-00000-00318 for **preliminary approval of a first floor addition of approximately 338 square feet and a new second story addition of approximately 583 square feet.** The following structures currently exist on the parcel: residence of approximately 2,321 square feet, detached garage of approximately 380 square feet and a detached guest house of approximately 539 square feet. The proposed project will not require grading. The property is a 15,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-141-014, located at **588 Paso Robles Drive** in the Montecito area, First Supervisorial District. (Continued from 12/17/07.)

Carnevale Single Family Dwelling,

8. **07BAR-00000-00098** **Carport and Guesthouse** **813 Romero Canyon Road**
07LUP-00000-00338 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owner, Louis Carnevale, to consider Case No. 07BAR-00000-00098 for **preliminary approval of a two-story residence of approximately 5,863 square feet with an attached garage/basement of approximately 881 square feet, detached carport of approximately 590 square feet, and guesthouse of approximately 746 square feet.** The lot is currently vacant. The proposed project will require approximately 956 cubic yards of cut and approximately 888 cubic yards of 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 5/21/07.)

CONCEPTUAL REVIEW

TMB/DSB Family Trust Front & Side Yard Setback Modifications,

9. **06BAR-00000-00160** **SFD Remodel & Addition** **1757 Glen Oaks Drive**
06LUP-00000-00614 07MOD-00000-00013 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Bob Kupiec, architect for the owner, TMB/DSB Family Trust, to consider Case No. 06BAR-00000-00160 for **conceptual review/preliminary approval of a front and side yard setback Modification, addition, and remodel. Structural changes would consist of a new 1,906 square foot addition, new 861 square foot basement, 674 square foot remodel, and a new trellis, covered deck, pool, and landscaping.** The proposed project will require approximately 785 cubic yards of cut and approximately 340 cubic yards of fill. The addition and trellis along the north elevation would be located in the front yard setback: 50 feet from the Centerline/20 feet from the ROW. A Modification is proposed to allow the addition at 35 feet from Centerline, and to allow the trellis at 21 feet from Centerline/11 feet from the ROW. The addition along the south elevation would be located in the side yard setback: 10 feet from the property line. A Modification is proposed to allow the addition at 4 feet from the property line. The following structures currently exist on the parcel: a residence of approximately 3,461 square feet with an attached garage of approximately 457 square feet. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at 1757 Glen Oaks Drive in the Montecito area, First Supervisorial District. (Continued from 8/7/06 and 11/13/06 and 11/27/06).

10. **07BAR-00000-00332** **Puzder New SFD** **590 Meadow Wood Lane**
Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Puzder Family Trust, to consider Case No. 07BAR-00000-003332 for **conceptual review of a new residence of approximately 9,000 square feet with an attached garage of approximately 1,150 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 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-081, located at an **590 Meadow Wood Lane** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 6:00 P.M.

11. **07BAR-00000-00333** **Phillips Addition** **1045 Alston Road**
Garage/Guesthouse
Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Charles G. Phillips, to consider Case No. 07BAR-00000-00341 for **conceptual review of an addition of approximately 1,242 square feet, conversion of an approximately 390 square feet attached garage into habitable space, new cabana of approximately 800 square feet, new guest house of approximately 800 square feet, an approximately 324 square foot pavilion and a detached garage of approximately 1000 square feet.** The following structures currently exist on the parcel: residence of approximately 5,524 square feet with an attached garage of approximately 390 square feet. The proposed project will require approximately 200 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at **1045 Alston Road** in the Montecito area, First Supervisorial District.

12. **07BAR-00000-00338** **Hill Demo/New SFD/Garage/Pool** **640 Cowles Road**
07LUP-00000-00870 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Adele Goggia, architect for the owner, Earl Hill, to consider Case No. 07BAR-00000-00338 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 4,614 square feet with an attached garage of approximately 595 square feet.** The following existing structures will be demolished: residence of approximately 2,000 square feet with an attached garage of approximately 500 square feet. The proposed project will require approximately 1,100 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a .91 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District.

13. **06BAR-00000-00251** **Rice Single Family Dwelling** **2888 Gibraltar Road**
(No planner assigned) Ridgeline: Rural

Request of Karen and John Hartman, agents for the owner, Emmett Rice, to consider Case No. 06BAR-00000-00251 for **further conceptual review of a new residence of approximately 1,200 square feet with an attached garage of approximately 576 square feet and an approximately 192 square foot covered patio.** The following structure currently exists on the parcel: stone workshop of approximately 600 square feet. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 27.07 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 013-010-003, located at **2888 Gibraltar Road** in the Montecito area, First Supervisorial District.
(Continued from 10/17/06.)

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| 14. | Westmont College – Phase 1 Development of Campus Master Plan | 955 La Paz Road |
| | (Alex Tuttle, Planner 884-6844) | Ridgeline: Urban |
| | 90-CP-096 RV01 07LUP-00000-00821 | |

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of all Phase I improvements of the Westmont College Campus Master Plan (Phase I improvements include construction of the new campus entrance and perimeter drive, construction of approximately 150,123 gross square feet of buildings, and re-orientation of the baseball field and track and infield)**. Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property 111 acres zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06, 9/25/06, 12/03/07 & 1/07/08.)