



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: February 25, 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

**Revision: Item #11 (07BAR-00000-00289) – Schnell SFD/Demo Rebuild has been added.
Item #12 (01BAR-00000-00272) – Westmont College Phase 1 Development, Campus Master Plan renumbered from #11 to #12.**

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzell	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.

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. | 07BAR-00000-00297 | Nigro Addition & Cabana | 210 Butterfly Lane |
| | 07CDP-00000-00129 | (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 **final approval of an addition to an existing single family residence of approximately 1,622 square feet and a detached pool cabana of approximately 336 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 400 cubic yards of cut and approximately 400 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 and 1/28/08.)

PRELIMINARY APPROVAL

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| 2. | 06BAR-00000-00186 | Cheema Single Family Dwelling | 1520 San Leandro Lane |
| | 06CDP-00000-00087 | (Selena Buoni, Planner 568-2910) | Ridgeline: N/A |

Request of Bryan Pollard, architect for the owners, Gautam Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **preliminary approval of a new residence of approximately 2,785 square feet with an attached garage of approximately 453 square feet.** The lot is currently vacant. The proposed project will require less than 50 cubic yards of grading. The property is a 0.86 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 10/08/07 and 11/19/07.)

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| 3. | 07BAR-00000-00317 | Nigro New SFD/Guest House/
Gatehouse/Shed | 1664 East Valley Road |
| | 07LUP-00000-00873 | (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 7,566 square feet (proposed 3,705 square foot first floor and 3,861 square foot second floor) with attached and detached garages totaling 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 160 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 and 1/28/08.)

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| 4. | 07BAR-00000-00180 | Levine/Leichtman Single Family Dwelling
Addition, Cabana, Green House | 819 San Ysidro Lane |
| | 07LUP-00000-00560 | (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 1,415 square feet and second floor addition of approximately 465 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, 10/22/07 and 1/28/08.)

CONCEPTUAL REVIEW

5. 07BAR-00000-00343 1775 Glen Oaks Hill LLC 1775 Glen Oaks Drive
Demo/New SFD Ridgeline: N/A

Request of Britt Jewett, architect for the owner, 1775 Glen Oaks Hill LLC., to consider Case No. 07BAR-00000-00343 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 4,256 square feet with an attached garage of approximately 856 square feet.** The following structures currently exist on the parcel: residence of approximately 1,236 square feet, a second unit of approximately 950 square feet and an approximate 700 square foot carport. The proposed project will require approximately 97 cubic yards of cut and approximately 103 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at **1775 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/28/08.)

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

6. 08BAR-00000-00002 Park Additions 647 Park Lane
Ridgeline: N/A

Request of Kent Mixon, architect for the owners, Francoise and Jim Park, to consider Case No. 08BAR-00000-00002 for **conceptual review of an approximately 534 square foot addition to an existing residence.** The following structures currently exist on the parcel: residence of approximately 6,406 square feet. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a 1.48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-120-012, located at **647 Park Lane** in the Montecito area, First Supervisorial District.

(Above item to be continued to 3/24/08 MBAR hearing.)

7. 08BAR-00000-00005 Grewal New Cabana & Trellis 1680 East Valley Road
08LUP-00000-00017 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Randeep Grewal, to consider Case No. 08BAR-00000-00005 for **conceptual review of an approximately 750 square foot cabana with an approximately 125 square foot trellis.** The following structure currently exists on the parcel: residence of approximately 6,307 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-120-019, located at **1680 East Valley Road** in the Montecito area, First Supervisorial District.

8. 08BAR-00000-00008 Hortensine Gate & Columns 1235 East Mountain Drive
Ridgeline: N/A

Request of Everett Woody, architect for the owner, Henry Hortensine, to consider Case No. 08BAR-00000-00008 for **conceptual review of an entrance gate with existing columns.** The following structures currently exist on the parcel: residence of approximately 4,067 square feet

and a pool cabana of approximately 714 square feet. The proposed project will not require grading. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-013, located at **1235 East Mountain Drive** in the Montecito area, First Supervisorial District.

9. **08BAR-00000-00017** **Bessolo SFD Addition,
Cabana & Garage** **2040 Birnam Wood Drive**
Ridgeline: N/A

Request of Doug Lindfors, architect for the owners, John and Allegra Bessolo, to consider Case No. 08BAR-00000-00017 for **conceptual review of an approximately 1,296 square foot addition to an existing residence, an approximately 400 square foot garage and an approximately 400 square foot new covered BBQ and cabana.** The following structures currently exist on the parcel: residence of approximately 4,089 square feet with an attached garage of approximately 648 square feet. The proposed project will require approximately 150 cubic yards of fill and no cut. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-004, located at **2040 Birnam Wood Drive** in the Montecito area, First Supervisorial District.

10. **08BAR-00000-00010** **1942 East Valley Road LLC
New SFD & Garage** **1942 East Valley Road**
Ridgeline: N/A

Request of Mark Shields, architect for the owner, 1942 East Valley Road LLC., to consider Case No. 08BAR-00000-00010 for **conceptual review of the construction of a new residence of approximately 4,755 square feet with an attached garage of approximately 735 square feet.** The following structures currently exist on the parcel: residence of approximately 2,819 square feet with an attached garage of approximately 452 square feet, an accessory structure of approximately 190 square feet and an approximate 220 square foot store room. The proposed project will require approximately 275 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-033, located at **1942 East Valley 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.

PRELIMINARY APPROVAL

11. **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.)

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| 12. | Westmont College – Phase 1 Development
of Campus Master Plan | 955 La Paz Road |
| | (Alex Tuttle, Planner 884-6844) | Ridgeline: Urban |
| | 01BAR-00000-00272 | |
| | 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 & 2/11/08.)