



# COUNTY OF SANTA BARBARA

---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: March 10, 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

---

Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzal	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
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.
- 

### 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 February 25, 2008 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-00000-00301 Larson New Single Family Dwelling/ Garage/Grading 1355 Oak Creek Canyon Road (Lot 2)**  
06LUP-00000-00248 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **final approval on consent of a new residence of approximately 6,579 square feet with an approximate 957 square foot basement, an attached garage of approximately 725 square feet and a new guest house of approximately 779 square feet.** The lot is currently vacant. The proposed project will require approximately 2,252 cubic yards of cut and approximately 1,665 cubic yards of fill. The property is a 5.7 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-280-023, located at **1355 Oak Creek Canyon Road (Lot 2)** in the Montecito area, First Supervisorial District. (Continued from 1/9/06, 1/23/06, 2/27/06, 5/08/06 and 1/28/08)

**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.**

**PRELIMINARY APPROVAL**

- 1. 08BAR-00000-00009 Zemeckis SFD Addition 470 Hot Springs Road**  
08LUP-00000-00028 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Mary Ellen Zemeckis, to consider Case No. 08BAR-00000-00009 for **preliminary approval of an addition to an existing single family residence of approximately 763 square feet.** The following structures currently exist on the parcels: residence of approximately 2,908 square feet with an attached garage of approximately 369 and a basement of approximately 396 square feet. The proposed project will not require grading. The property is a 35,178 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-051-010, located at **470 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/28/08.)

**CONCEPTUAL REVIEW**

- 2. 08BAR-00000-00027 Conk SFD, Garage & Guest House 1389 Oak Creek Canyon Road (Lot 4)**  
08LUP-00000-00041 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Isaac Romero, architect for the owner, Christopher Conk, to consider Case No. 08BAR-00000-00027 (previously reviewed under Case No. 06BAR-00000-00260) for **conceptual review of a new residence of approximately 4,687 net square feet with basement of approximately 915 square feet, attached garage of approximately 745 net square feet, detached guest house of approximately 792 square feet, pool equipment building of approximately 337 square feet, covered porches totaling approximately 326 square feet, and decks, loggias, and balconies totaling approximately 701 square feet.** The

lot is currently vacant. The proposed project will require approximately 1,530 cubic yards of cut and approximately 1,480 cubic yards of fill. Eight oak trees and one 36" olive tree are proposed for removal. The property is a 6.06 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-280-021, located at **1389 Oak Creek Canyon Road (Lot 4)** in the Montecito area, First Supervisorial District.

3. **07BAR-00000-00170** **Conk SFD, Garage & Guest House** **1385 Oak Creek Canyon Road (Lot 5)**  
 08LUP-00000-00042 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Isaac Romero, architect for the owner, Christopher Conk, to consider Case No. 07BAR-00000-00170 for **further conceptual review of a new two-story residence of approximately 5,904 (net) square feet with a basement of approximately 1,977 square feet, an attached garage of approximately 821 square feet and a guest house above the garage of approximately 773 square feet. (Loggias of approximately 208 square feet and decks/balconies of approximately 2261 square feet are also proposed.)** The lot is currently vacant. The proposed project will require approximately 3,005 cubic yards of cut and approximately 2,515 cubic yards of fill. Two oak trees and two non-native trees (olive and pepper) are proposed for removal. The property is 6.25 total acres zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-020 and -009, located at **1385 Oak Creek Canyon Road (Lot 5)** in the Montecito area, First Supervisorial District. (Continued from 7/16/07.)

4. **08BAR-00000-00025** **Craig Additions and Garage** **117 Palm Tree Lane**  
 Ridgeline: N/A

Request of Richard Starnes, architect for the owners, Mr. and Mrs. Paul Craig, to consider Case No. 08BAR-00000-00025 for **conceptual review of an approximately 697 square foot addition to an existing residence, an approximately 900 square foot new garage and an approximately 900 square foot basement.** The following structures currently exist on the parcel: residence of approximately 2,019 square feet with an attached garage of approximately 472 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 23,850 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-211-030, located at **117 Palm Tree Lane** in the Montecito area, First Supervisorial District.

5. **01BAR-00000-00272** **Westmont College – Phase 1 Development of Campus Master Plan** **955 La Paz Road**  
 90-CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban  
 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, 2/25/08.)