



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: March 12, 2007
3:00 P.M.**

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

Site Visit - 2:00 P.M.

View Story Poles for Item No. 10 – Wordell SFD, Atrium, Decks, Terraces – 2280 Bella Vista Drive

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 26, 2007 will be considered.

IV. MONTECITO CONSENT AGENDA:

- C-1. 06BAR-00000-00184 Pollack Additions 2145 Piedras Drive**
06LUP-00000-00678 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 06BAR-00000-00184 for **final approval on consent of a 1st floor addition of approximately 1,746 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,542 square feet with an attached garage of approximately 453 square feet. The proposed project will require less than 50 cubic yards of cut and fill. Fourteen oaks would be impacted as a result of the proposed development. One specimen pine is proposed for removal. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 8/21/06 and 2/26/07)

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.

DISCUSSION ITEM

1. Montecito BAR Meeting Location

The Montecito Board of Architectural Review will discuss changing the location of regular Montecito BAR meetings from the Montecito Community Hall and Library to the Planning Commission Hearing Room at the County Administration Building.

FINAL APPROVAL

- 2. 771 Garden Lane Trust Garage, Terraces,
Trellices, Fireplace, Poolhouse, Basement Storage,
06BAR-00000-00296 Porch Addition, and Retaining Walls 771 Garden Lane**
06LUP-00000-01071 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00296 for **final approval of a subterranean garage of approximately 1,198 square feet with subterranean storage of approximately 260 square feet, retaining walls and new driveway access, expansion of existing terraces, new stair, landscape, hardscape, and lighting. Three new trellises and an outdoor fireplace will be added to the existing poolhouse, along with a new 398 square foot poolhouse basement storage area.** The following structures currently exist on the parcel: residence of approximately 10,597 square feet, guard house of approximately 500 square feet, guesthouse of approximately 800 square feet, and cabana of approximately 800 square feet. The proposed project will require approximately 915 cubic yards of cut and no fill. The property is a 5.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06 and 2/12/07)

PRELIMINARY APPROVAL

3. **06BAR-00000-00276** **Hann Single Family Dwelling Addition/Remodel** **974 Chelham Way**
06LUP-00000-01005 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Cindy Hann, to consider Case No. 06BAR-00000-00276 for **preliminary/final approval of a first floor addition of approximately 121 square feet, second floor addition and remodel of approximately 1,063, and new attached 2-car garage of approximately 980 square feet (existing detached garage to be demolished), resulting in a 2,488 square foot single family dwelling.** The following structure currently exists on the parcel: residence of approximately 1,425 square feet. The proposed project will require approximately 140 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-008, located at **974 Chelham Way** in the Montecito area, First Supervisorial District. (Continued from 11/27/06 and 1/22/07)

4. **06BAR-00000-00216** **Kohansamad Demo/Rebuild Single Family Dwelling & Playroom/Workshop** **744 Ashley Road**
06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for **preliminary approval of a new residence of approximately 4,449 square feet with an attached garage of approximately 799 square feet, and detached playroom/workshop of approximately 671 square feet.** The following structure currently exists on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 214 cubic yards of cut and approximately 296 cubic yards of fill. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at **744 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06 and 11/13/06)

5. **06BAR-00000-00256** **Stewart/Kahmann Single Family Dwelling Demo/Rebuild** **90 Butterfly Lane**
06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **revised preliminary and final approval of a new residence of approximately 2,679 square feet with attached garage of approximately 462 square feet, and interior and exterior alterations.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. 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 11/13/06, 11/27/06, 12/11/06, 1/08/07, and 1/22/07)

