



COUNTY OF SANTA BARBARA

REVISED AGENDA

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 13, 2006
3:00 P.M.**

Revisions: 05BAR-00000-00056, Bowey New Single Family Dwelling, has been dropped from the Standard Agenda; Item #5 06BAR-00000-00017, Luria New Single Family Dwelling, has been added to the Standard Agenda.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III

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- 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 3:00 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.

Site Visit - 2:00 P.M.

View Story Poles for Item No. 7 – McKinley SFD Addition – 1520 Las Tunas Road

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 27, 2006 will be considered.

IV. MONTECITO CONSENT AGENDA:

<p>The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.</p>
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<p>C-1. 05BAR-00000-00272 O'Donnell Accessory Structures 735 Picacho Lane</p>
<p>05LUP-00000-01185 (Errin Briggs, Planner 568-2047) Ridgeline: N/A</p>

Request of Peter Becker, architect for the owners, Pierce and Dawn O'Donnell, to consider Case No. 05BAR-00000-00272 for **preliminary/final approval on consent of pool house of approximately 927 square feet and accessory building of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 6,937 square feet. The proposed project will require approximately 312 cubic yards of cut and approximately 155 cubic yards of fill. The property is a 1.19 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-030, located at **735 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 11/21/05)

<p>C-2. 05BAR-00000-00259 Wahlberg-Dilascio Addition/Remodel 160 San Leandro Place</p>
<p>05CDP-00000-00121 (Lisa Martin, Planner 568-2032) Ridgeline: N/A</p>

Request of Hugh Twibell, architect for the owner, James Wahlberg and Diane Dilascio, to consider Case No. 05BAR-00000-00259 for **preliminary/final approval on consent of a remodel to an existing residence, an addition of approximately 84 square feet of storage area to the garage, conversion of approximately 239 square feet of existing garage space to a laundry room, a bay window addition of approximately 18 square feet, new trellises in the rear yard, window and door updates, and exterior material changes.** The following structures currently exist on the parcel: residence of approximately 3,084 square feet and storage shed of approximately 80 square feet. The proposed project will require not require grading. The property is an approximately 21,170 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-056, located at **160 San Leandro Place** in the Montecito area, First Supervisorial District. (Continued from 11/07/05)

<p>C-3. 06BAR-00000-00045 Dine Interior Remodel 760 San Ysidro Road</p>
<p>04EXE-00000-00182 (Petra Leyva, Planner 568-2071) Ridgeline: N/A</p>

Request of R. Casey Nagel, agent for the owners, Elaine Dine, to consider Case No. 06BAR-00000-00045 for **final approval on consent of interior remodel and exterior changes of existing residence.** The following structures currently exist on the parcel: residence of approximately 2,950 square feet, carport of approximately 490 square feet, and guest/pool house of approximately 440 square feet. The proposed project will not require grading. The property is a 0.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-032, located at **760 San Ysidro Road** in the Montecito area, First Supervisorial District.

<p>C-4. 05BAR-00000-00159 Adams Single Family Dwelling 1376 Oak Creek Canyon Road</p>
<p>05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural</p>

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **final approval on consent of new residence of approximately 5,595**

gross square feet (5,123 net), 770 gross square foot garage (686 square feet net) and a 10 x 32 foot lap pool. The driveway to the residence will include a small bridge over an existing concrete drainage swale. There are no existing structures on the parcel. The proposed project will require approximately 2,900 cubic yards of cut, approximately 1,200 cubic yards of fill and 1,700 cubic yards of export. The property is a 6.05 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05, 10/24/05, 1/23/06, 2/06/06, and 2/27/06)

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 3:10 P.M.

FINAL APPROVAL

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| 1. | 05BAR-00000-00106 | Shuman Garage | 980 Hot Springs Road |
| | 05LUP-00000-00448 (Mark Walter, Planner 568-2852) | | Ridgeline: N/A |

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Alfred Shuman, to consider Case No. 05BAR-00000-00106 for **revised final approval of a new two-story detached garage and accessory structure with a building footprint of approximately 712 square feet. The first story garage would be approximately 503 square feet in size and the second-story accessory structure would be approximately 440 square feet in size. The new structure would have a mean height of approximately 16 feet.** The following structure currently exists on the parcel: single family residence of approximately 822 square feet. The proposed project will require approximately 54 cubic yards of cut and no fill. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-011, located at **980 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/9/05, 5/23/05, 6/20/05, and 02/27/06)

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| 2. | 05BAR-00000-00014 | Flynn Single Family Dwelling Addition | 2126 East Valley Road |
| | 05LUP-00000-00373 (Lisa Hosale, Planner 568-2007) | | Ridgeline: N/A |

Request of Sam Maphis, architect for the owner, David Flynn, to consider Case No. 05BAR-00000-00014 for **final approval of a new single family dwelling of approximately 5,305 square feet, garage of approximately 800 square feet, basement of approximately 780 square feet, cabana of approximately 800 square feet, and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet (to be partially demolished and converted to cabana and garage), guesthouse of approximately 925 square feet (to be partially demolished and converted to artist studio), and pool. The proposed project will require less than 50 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. (Continued from 2/7/05 and 9/12/05)

PRELIMINARY APPROVAL

3. **05BAR-00000-00305** **Bauernfeind Single Family Dwelling** **2080 Birnam Wood Drive**
Demo/Rebuild/Guest House
05LUP-00000-01292 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Don Nulty, architect for the owner, Bauernfeind Roman Corp., to consider Case No. 05BAR-00000-00305 for **preliminary approval of a partial demolition of approximately 3,120 square feet and remodel of remaining residence of approximately 1,681 square feet, addition to existing residence of approximately 5,299 square feet with attached garage of approximately 461 square feet, remodel a portion of existing residence into new guest house of approximately 663 square feet, new detached garage of approximately 461 square feet, and 2 new driveways.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet and garage of approximately 684 square feet. The proposed project will not require grading. The property is a 2.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-038, located at **2080 Birnam Wood Drive** in the Montecito area, First Supervisorial District. (Continued from 1/09/06 and 2/27/06)

4. **05BAR-00000-00141** **Hahs Demolition/Rebuild** **914 Skyview Drive**
05LUP-00000-00847 (Holly Bradbury, Planner 568-3577) Ridgeline: Urban

Request of Dennis Orr, architect for the owner, Chris Hahs, to consider Case No. 05BAR-00000-00141 for **revised preliminary approval for the demolition of the existing residence and construction of a new single family residence of approximately 4,278 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,800 square feet and garage of approximately 450 square feet. The proposed project will require approximately 807 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-029, located at **914 Skyview Drive** in the Montecito area, First Supervisorial District. (Continued from 6/6/05, 8/22/05, and 10/24/05)

5. **06BAR-00000-00017** **Luria New Single Family Dwelling** **434 Crocker Sperry Drive**
06LUP-00000-00192 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Barry Berkus, architect for the owners, Mr. and Mrs. Eli Luria, to consider Case No. 06BAR-00000-00017 for **preliminary approval of new residence of approximately 4,505 square feet, casitas of approximately 231 square feet, and attached garage of approximately 767 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 777 cubic yards of cut and approximately 333 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-019, located at **434 Crocker Sperry Drive** in the Montecito area, First Supervisorial District. (Continued from 2/06/06)

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

6. **05BAR-00000-00297** **Van Wolfswinkel Addition** **150 and 152 Middle Road**
05CDP-00000-00134 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Appleton, agent for the owner, Randall Van Wolfswinkel, to consider Case No. 05BAR-00000-00297 for **preliminary/final approval of an addition of approximately 452 square feet to the existing residence, conversion of approximately 465 square feet of garage/storage space to habitable space, conversion of approximately 114 square feet of the**

storage area to workshop use, interior remodel of approximately 192 square feet, new patio and walkway of approximately 598 square feet, and replacement of driveway with landscaping of approximately 315 square feet. The following structures currently exist on the parcel: residence of approximately 3,227 square feet with attached garage of approximately 714 square feet and storage area of approximately 268 square feet, as well as an attached residential second unit of approximately 1,000 square feet with attached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-042, located at **150 and 152 Middle Road** in the Montecito area, First Supervisorial District. (Continued from 12/19/05 and 2/06/06)

CONCEPTUAL REVIEW

7. **06BAR-00000-00008 McKinley Single Family Dwelling Addition 1520 Las Tunas Road**
06LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **further conceptual review of a partial demo, remodel and an addition of approximately 5,386 square feet and addition of a 900 square foot understory to an existing residence, new attached garage of approximately 680 square feet, and new guest house of approximately 800 square feet with new garage of approximately 800 square feet below.** The following structures currently exist on the parcel: residence of approximately 2,885 square feet with detached garage of approximately 1,118 square feet (**to be demolished**). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06)

8. **06BAR-00000-00040 Mayer Partial Demo/Rebuild Single Family Dwelling and Pool Cabana 850 Romero Canyon Road**
(no planner assigned) Ridgeline: Urban

Request of Ted Meeder, architect for the owners, Robert and Patricia Mayer, to consider Case No. 06BAR-00000-00040 for **conceptual review of new pool cabana of approximately 350 square feet and partial demolition and rebuild of existing residence with detached garage, resulting in a two-story residence of approximately 4,600 square feet with attached garage of approximately 1,000 square feet.** The following structures currently exist on the parcel: residence of approximately 1,600 square feet with detached garage of approximately 600 square feet and guest house of approximately 315 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-004, located at **850 Romero Canyon Road** in the Montecito area, First Supervisorial District.

9. **05BAR-00000-00300 Kogevinas Additions 171 Olive Mill Lane**
05CDP-00000-00139 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **further conceptual review of an addition to the existing residence of approximately 857 square feet, a garage conversion to habitable space of approximately 364 square feet, a new attached garage of approximately 437 square feet, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 215 square feet, a new swimming pool and spa, an exterior fireplace, and new entry gates.** The following structures currently exist on the parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 square feet. The proposed project

will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05 and 2/06/06)

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

- Westmont College**
- 10. 06BAR-00000-00034 Van Kampen Hall Renovations 955 La Paz Road**
90-CP-096 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Craig Shallanberger, agent for the owner, Westmont College, to consider Case No. 06BAR-00000-00034 for **conceptual review and preliminary/final approval of interior and exterior renovations to hall of approximately 28,529 square feet.** The following structures currently exist on the parcel: Westmont College. The proposed project will not require grading. The property is a 50.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-080-007, located at **955 La Paz Road** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

- Berkoff Trust New Residence**
- 11. 05BAR-00000-00172 Guesthouse, Cabana and Garage 700 Picacho Lane**
05LUP-00000-00952 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for **preliminary approval of a new residence of approximately 9,860 square feet, guest house of approximately 800 square feet, cabana of 800 square feet, garage of approximately 800 square feet, accessory structure of approximately 500 square feet, new pool and new tennis court.** There are no structures on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 7/11/05, 7/25/05, 1/09/06, and 2/27/06)