



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA AND SITE VISITS

Meeting of March 14, 2005

3:00 P.M.

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Vacant  
Michele Michaelson  
Library  
Raymond Ketzler  
Donald Nulty            Vice Chair  
Anthony Spann        - Chair  
Sam Maphis  
Peter Edwards  
Kim Yanagihara       - MBAR Secretary  
Julie Harris           - Planner III

Santa Barbara County  
- Montecito Community Hall &  
1469 East Valley Road  
Santa Barbara, California 93108  
(805) 568-2000

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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 3:10 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.

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### **SITE VISITS**

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#### **Finefrock Addition Gym and Attached Garage 03BAR-00000-00315 – 1665 Fernald Point Lane**

The Montecito Planning Commission has requested an Informal Site Visit for 03BAR-00000-00315, **Finefrock Addition Gym and Attached Garage at 1665 Fernald Point Lane**. (Story poles in place as of 3/8/05). Visit on a sunny day to determine if mountains would be visible from beach and consider size, bulk and scale as seen from beach, especially as it relates to width of the structure.

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#### **Warren (formerly Stinson) Demo and New Residence 04BAR-00000-00135 – 799 Lilac Drive**

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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 February 28, 2005 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.**

- |             |  |  |                            |
|-------------|--|--|----------------------------|
| <b>C-1.</b> | <b>05BAR-00000-00007</b>                               | <b>Montecito Fire Station Addition</b> | <b>595 San Ysidro Road</b> |
|             | 04LUP-00000-01314, (Holly Bradbury, Planner, 568-3577) |  | Ridgeline: N/A             |
|             | 04SCD-00000-00001                                      |  |                            |

Request of Mark Perry, architect for the owners, Montecito Fire Protection District, to consider Case No. 05BAR-00000-00007 for **preliminary/final approval on consent of a new addition of 615 square feet to an existing 9,772 square foot fire station as follows: 208 square feet in living quarters, 47 square feet of outside storage, office of 231 square feet and 129 square feet of a storage loft.** The property is a 9,772 square foot parcel zoned PU and shown as Assessor's Parcel Number 011-140-012, located at **595 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 2/7/05)**

- 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**

- |           |   |   |                             |
|-----------|---|---|-----------------------------|
| <b>1.</b> | <b>04BAR-00000-00081</b>                          | <b>Nigro First/Second Story Residential Addition, New Attached Garage, Cabana<br/>Pool and Tennis Court</b> | <b>818 Hot Springs Road</b> |
|           | 04LUP-00000-00350 (Lisa Hosale, Planner 568-2007) |   | Ridgeline: N/A              |

Request of Sophie Calvin, architect for the owners, Mr. and Mrs. James Nigro, to consider Case No. 04BAR-00000-00081 for **final approval of a first floor addition of approximately 812 square feet, second floor addition of approximately 2,739 square feet, and new attached garage of approximately 714 square feet. The project would also include a new cabana of approximately 750 square feet, pool, spa, and motor court.** The following structures currently exist on the parcel: single family residence of approximately 4,640 square feet and guest house of approximately 700 square

feet above a 700 square foot garage. The existing storage shed of approximately 412 square feet, greenhouse of approximately 198 square feet and potting shed of approximately 204 square feet would be demolished. The proposed project will require approximately 400 cubic yards of cut and approximately 560 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-020, located at **818 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 5/3/04, 6/7/04, 12/6/04, 1/10/05 and 2/28/05)**

**Lipshitz New Residence and Accessory/Garage Building**

2. **04BAR-00000-00290** **1550 Las Tunas Road**  
(Robert Dostalek, Planner 568-2054) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Jeffrey Lipshitz, to consider Case No. 04BAR-00000-00290 for **final approval of approximately 1,983 square feet of new additions to an existing residence and new garage of approximately 663 square feet**. The following structures currently exist on the parcel: residence of approximately 2,281 square feet, garage of approximately 593 square feet (to be removed) and workshop of approximately 500 square feet (to remain). The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-026, located at **1550 Las Tunas Road** in the Montecito area, First Supervisorial District. **(Continued from 11/22/04, 12/6/04, 1/24/05 and 2/28/05)**

**PRELIMINARY APPROVAL**

3. **04BAR-00000-00329** **Atkins Residential Addition over Garage** **1936 Jelinda Drive**  
04CDP-00000-00144 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

Request of Martha Gray, architect for the owner, Victor Atkins, Jr., to consider Case No. 04BAR-00000-00329 for **preliminary/final approval of second-floor addition of approximately 576 square feet (net) over existing garage**. The following structures currently exist on the parcel: main residence of approximately 5,830 square feet (net). The proposed project will not require grading. The property is a 0.87 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-025, located at **1936 Jelinda Drive** in the Montecito area, First Supervisorial District. **(Continued from 12/20/04)**

**Berman New Residence and Attached Garage/Storage**

4. **04BAR-00000-00020** **780 Ashley Road**  
03LUP-00000-00067 (Eric Engelbart, Planner, 568-2011) Ridgeline: N/A/Urban

Request of Monarc Designs, architect for the owner, Stephen Berman, to consider Case No. 04BAR-00000-00020 for **preliminary/final approval of a new residence of approximately 5,493 square feet and attached garage of approximately 741 square feet and storage space of approximately 159 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 214 cubic yards of cut and fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. **(Continued from 2/23/04, 9/27/04, 11/8/04 and 12/20/04)**

**Robson Addition and Remodel; New Courtyard and Loggia**

5. **04BAR-00000-00338** **1989 Boundary Drive**  
04LUP-00000-01304 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A/Urban

Request of Victor Schumacher, architect for the owner, George Robson, to consider Case No. 04BAR-00000-00338 for **preliminary approval of additions to residence of approximately 425 square feet and garage of approximately 325 square feet. Conversion of existing garage to habitable (approximately 250 square feet) and entry patio of approximately 1,465 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,080 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-005, located at **1989 Boundary Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05)**

6. **Charash New Residence with Attached Garage,  
02BAR-00000-00193 Workshop, Pool Cabana and Landscaping2035 Creekside  
Road**

04CDP-00000-00064 (Morgan Jones, Planner 568-2015) Ridgeline: N/A/Urban

Request of Ray Ketzler, architect for the owner/builder, Mr. Gil Charash, to consider Case No. 02BAR-00000-00193 for **preliminary/final approval of a new residence of approximately 5,825 square feet, attached garage of approximately 458 square feet, woodshop of approximately 494 square feet, pool cabana of approximately 799 square feet and landscaping.** This property is currently vacant. The proposed project will require approximately 700 cubic yards of cut and approximately 640 cubic yards of fill. The property is a 2.8 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-015, located at **2035 Creekside Road** in the Montecito area, First Supervisorial District. **(Continued from 6/21/04, 10/11/04 and 2/28/05)**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P.M.**

7. **Warren Demo and New Residence  
04BAR-00000-00135 (Formerly Stinson Demo and New Residence) 799 Lilac Drive**

04LUP-00000-00660 (Morgan Jones, Planner, 568-2015) Ridgeline: Applicable/Urban

Request of Don Nulty, architect for the owner, Lindall Stinson, to consider Case No. 04BAR-00000-00135 for **preliminary/final approval of demolition of existing single family dwelling of approximately 2,068 square feet and garage of approximately 500 square feet, and new single family dwelling of approximately 4,481 square feet, new garage with artist studio above of approximately 800 square feet and cabana of approximately 600 square feet with pool and spa.** The proposed project will require approximately 350 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.01 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-064, located at **799 Lilac Drive** in the Montecito area, First Supervisorial District. **(Continued from 7/12/04, 2/7/05 and 2/28/05)**

8. **Takeuchi Residential Addition and Detached Workshop  
04BAR-00000-00312 226 Dawlish Place**

04LUP-00000-01224 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Akiko Wade, agent for the owner, Lori Takeuchi, to consider Case No. 04BAR-00000-00312 for **preliminary/final approval of a residential addition of approximately 370 square feet and a new detached workshop of approximately 260 square feet.** The following structures currently exist on the parcel: single family residence of approximately 750 square feet and two sheds of approximately 130 square

feet and 50 square feet. Both sheds are proposed to be removed as well. The proposed project will require approximately 20 cubic yards of cut and 20 cubic yards of fill. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-015, located at **226 Dawlish Place** in the Montecito area, First Supervisorial District. **(Continued from 12/20/04 and 2/28/05)**

9. 04BAR-00000-00214 Young Residence Additions 600 San Ysidro Road  
04LUP-00000-01301 (Alex Tuttle, Planner 886-6844) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Jeff Young, to consider Case No. 04BAR-00000-00214 for **preliminary/final approval of a residential addition of approximately 518 square feet, new garage of approximately 782 square feet, new gym of approximately 374 square feet and remodel of approximately 542 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,252 square feet and garage of approximately 682 square feet. The proposed project will require less than 50 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-067, located at **600 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04 and 2/28/05)**

10. 04BAR-00000-00124 Foreman Addition, Workshop & Garage 630 Parra Grande Lane  
04LUP-00000-00124 (Amy Trester, Planner, 568-3116) Ridgeline: N/A/Urban

Request of Tracy Burnell, architect for the owner, Bill Foreman, to consider Case No. 04BAR-00000-00124 for **preliminary approval of an addition to residence of approximately 578 square feet, new workshop of approximately 602 square feet and garage of approximately 566 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,141 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 49,222 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-013 located at **630 Para Grande Lane** in the Montecito area, First Supervisorial District. **(Continued from 7/12/04)**

## CONCEPTUAL REVIEW

11. Finefrock Addition, Gym, Media Room and Attached Garage  
03BAR-00000-00315 1655 Fernald Point Lane  
03CDH-00000-00044 (Julie Harris, Planner, 568-3518) Ridgeline: NA/Coastal

Request of Don Nulty, architect for the owner, Gary Finefrock, to consider Case No. 03BAR-00000-00315 for **further conceptual review of an addition of approximately 5,332 square feet, attached gym of approximately 1,034 square feet, and attached garage of approximately 800 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,300 square feet to be dismantled and reconstructed, reducing area to 900 square feet and nonconforming residential second unit of approximately 1,079 square feet to remain. To be removed: garage of approximately 292 square feet garage, wood studio of approximately 495 square feet, laundry building of approximately 350 square feet, 2 sheds totaling approximately 205 square feet, storage building of approximately 300 square feet, greenhouse of approximately 140 square feet and 3 wood decks. The proposed project will require approximately 200 cubic yards of grading. The property is a 1.09 acre parcel zoned

1-E-1 and shown as Assessor's Parcel Number 007-374-002, located at **1655 Fernald Point Lane** in the Montecito area, First Supervisorial District. **(Continued from 11/17/03 and 11/8/04)**

12. **05BAR-00000-00023** **Smith Guesthouse & Artist Studio** **1196 East Mountain Drive**  
 (Adrienne Domas 568-2002) Ridgeline: Urban

Request of Bernard Austin, architect for the owners, Jeffrey and Nancy Jill Smith, to consider Case No. 05BAR-00000-00023 for **conceptual review of guesthouse and artist studio approximately 800 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: residence 5,569 square feet and garage of 1,384 square feet. The proposed project will not require cut and fill nor will not require grading. The property is a 6.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-004, located at **1196 East Mountain Drive** in the Montecito area, First Supervisorial District.

13. **05BAR-00000-00027** **Wolf Guesthouse & Clubhouse** **339 Hot Springs Road**  
 05LUP-00000-00230(Allen Bell 568-2033) Ridgeline: N/A

Request of Kirk Gradin, agent for the owners, Richard Wolf, to consider Case No. 05BAR-00000-00027 for **conceptual review of a guesthouse and clubhouse of approximately 1,600 square feet.** The following structures currently exist on the parcel: residence approximately 11,800 square feet and garage of approximately 1,200 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 3.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-054, located at **339 Hot Springs Road** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.**

14. **04BAR-00000-00341** **Carnevale New Single Family Dwelling** **813 Romero Canyon Road**  
 (Formerly Baring-Gould Trust) Ridgeline: N/A  
 (No assigned planner)

Request of Harwood White, agent for the owners, Baring-Gould Trust, to consider Case No. 04BAR-00000-00341 for **conceptual review of a new residence of approximately 800 square feet and two-car garage of approximately 581 square feet.** The parcel is currently vacant. The proposed project will require approximately 140 cubic yards of cut and 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 1/10/05 and 2/7/05)**

15. **05BAR-00000-00029** **Spiva Addition and Garage** **768 Ayala Lane**  
 (No Planner Assigned) Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owners, George N. Spiva , to consider Case No. 05BAR-00000-00029 for **conceptual review of residential addition of approximately 3,580 square feet and garage approximately 650 square feet.** The following structures currently exist on the parcel: basement/veranda approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 5,000 cubic yards of fill. The property

is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District.

16. **05BAR-00000-00036** **Biltmore Hotel Revisions** **1260 Channel Drive**  
 (No Planner Assigned) Ridgeline: N/A
- Request of Thomas Bollay, architect for the owners, BB Properties, to consider Case No. 05BAR-00000-00036 for **conceptual review of Building U: exterior revisions, windows, door and addition of approximately 500 square feet.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 50 cubic yards of cut and approximately no fill. The property is a 12.32 acre parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District.

17. **05BAR-00000-00025** **Warren Single Family Dwelling Addition** **1331 Danielson Road**  
 (No Planner Assigned) Ridgeline: N/A
- Request of Thomas Moore, architect for the owners, Meg Warren, to consider Case No. 05BAR-00000-00025 for **conceptual review of a residential addition approximately 736 square feet.** The following structures currently exist on the parcel: 2,227 square foot residence (duplex) with attached garage of approximately 570 square feet. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-313-013, located at **1331 Danielson Road** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 6:15 P.M.**

18. **05BAR-00000-00038** **Gilman Second Story Addition to Single Family Dwelling** **811 Picacho Lane**  
 05LUP-00000-00200 (Lisa Martin 568-2032) Ridgeline: N/A
- Request of Victor Schumacher, architect for the owners, Richard Gilman, to consider Case No. 05BAR-00000-00038 for **conceptual review of addition to a single family residence of approximately 670 square feet.** The following structures currently exist on the parcel: residence with attached garage approximately 2,315 square feet and guest house approximately 520 square feet. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-035, located at **811 Picacho Lane** in the Montecito area, First Supervisorial District.

19. **05BAR-00000-00039** **Cusack Guest House/Garage** **2244 Camino Del Rosario**  
 (No Planner Assigned) Ridgeline: N/A
- Request of Tai Yeh, architect for the owner, Tom Cusack, to consider Case No. 05BAR-00000-00039 for **conceptual review of a new detached garage and guest house of approximately 600 square feet.** The following structures currently exist on the parcel: 5000 single family dwelling and 600 square feet detached garage. The proposed project will require approximately 280 cubic yards of cut and no fill. The property is a 2.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-053, located at **2244 Camino Del Rosario** in the Montecito area, First Supervisorial District.

20. **05BAR-00000-00041** **Strange Single Family Dwelling Addition** **841 Chelham Way**  
 (No Planner Assigned) Ridgeline: N/A



property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05)**

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