



COUNTY OF SANTA BARBARA

REVISED AGENDA

SPECIAL HEARING OF THE MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA and SITE VISIT

**Meeting Date: March 20, 2006
3:00 P.M.**

SPECIAL MEETING LOCATION

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Revisions: Item #10 05BAR-00000-00172, Berkoff Trust New Residence, Guesthouse, Cabana, and Garage, has been added to the Standard Agenda; Item #2 05BAR-00000-00020 Tolan SFD Addition, has been added to the Standard Agenda; Item #C-1 06BAR-00000-00045, Dine Interior and Exterior Remodel, has been added to the Consent Agenda; consideration of the Minutes of February 27, 2006, has been added to the Administrative Agenda.

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

- 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.

Item No. 5 – Capone Addition – 1030 Hot Springs Lane

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 and March 13, 2006 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. **06BAR-00000-00045 Dine Interior and Exterior Remodel 760 San Ysidro Road**
04EXE-00000-00182 (Petra Leyva, Planner 568-2071) Ridgeline: N/A

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. (Continued from 3/13/06)

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

1. **05BAR-00000-00045 Shand Single Family Dwelling Addition 425 Alcalá Lane**
05LUP-00000-00345 (Amy Trester, Planner 568-568-3116) Ridgeline: N/A

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **revised final approval of an addition of approximately 309 square feet.** The following structures currently exist on the parcel: residence of approximately 2,576 square feet and pool house of approximately 875 square feet. The proposed project will require approximately 8.3 cubic yards of cut and no fill. The property is a 0.72 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-049, located at **425 Alcalá Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/05, 4/25/05, and 5/9/05)

2. **05BAR-00000-00020 Tolan Single Family Dwelling Addition 1153 High Road**
05CDP-00000-00009 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of William Cooper, architect for the owners, Peter and Leslie Tolan, to consider Case No. 05BAR-00000-00020 for **final approval of an addition to a single family residence of approximately 928 square feet.** The following structures currently exist on the parcel: residence of approximately 1,680 square feet with an attached garage of approximately 230 square feet. The proposed project will not require grading. The property is a 0.21 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-007, located at **1153 High**

Road in the Montecito area, First Supervisorial District. (Continued from 2/28/05, 4/11/05, 5/9/05, 5/23/05, and 6/06/05)

PRELIMINARY APPROVAL

3. **05BAR-00000-00286** **Stoll Pool Cabana** **1481 East Mountain Drive**
06LUP-00000-00046 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **preliminary approval of a 3,279 square foot basement conversion, pool cabana of 800 square feet, pool, as-built grading of 650 cubic yards (fill) and an as-built retaining wall 4 feet in height with associated hardscape and landscape improvements.** No trees are proposed for removal. No lighting is proposed. Approximately 1,200 cubic yards of cut and 230 cubic yards of new fill are proposed. The following structures currently exist on the parcel: residence of approximately 4,800 square feet, garage of approximately 700 square feet. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/05/05)

CONCEPTUAL REVIEW

4. **05BAR-00000-00244** **Naness Single Family Dwelling Addition** **640 Ashley Road**
05LUP-00000-01240 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, David and Mette Naness, to consider Case No. 05BAR-00000-00244 for **further conceptual review and preliminary/final approval of a residential addition consisting of a 1,023 square foot first floor addition, a 770 square foot below grade wine cellar/media room and a 747 square foot detached tennis cabana.** The following structures currently exist on the parcel: residence of approximately 3,455 square feet and an attached garage of approximately 668 square feet. The proposed project will require approximately 420 cubic yards of cut and no fill. The property is a 1.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-018, located at **640 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 10/24/05)

5. **06BAR-00000-00032** **Capone Addition** **1030 Hot Springs Lane**
06LUP-00000-00096 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 06BAR-00000-00032 for **further conceptual review/preliminary approval of revisions to existing residence and guest house (previously approved under permits 03LUP-00000-00309 and 03LUP-00000-01011).** The proposed revision would permit demolition of a **partially constructed garage, construction of a 7,394 square foot residence with attached 861 square foot garage, interior and exterior residence re-design, guesthouse exterior redesign, and relocation of a pool and spa.** The following structures currently exist on the parcel: residence of approximately 5,975 square feet and guest house of approximately 800 square feet (currently under construction). The proposed project will require approximately 1,400 cubic yards of cut and approximately 1,400 cubic yards of fill. No trees or native vegetation are proposed for removal. The property is a 3.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-043, located at **1030 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06)

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

6. **06BAR-00000-00048** **Melograno Garages, Trellis, and Storage Shed** **685 Cowles Road**
06LUP-00000-00172 (Lisa Martin, Planner 568-2032) **Ridgeline: N/A**
- Request of Amy Taylor, architect for the owner, Richard Melograno, to consider Case No. 06BAR-00000-00048 for **conceptual review of existing detached garage of approximately 294 square feet, new attached garage of approximately 210 square feet, existing attached storage shed of approximately 111 square feet, and existing trellis of approximately 223 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 492 square feet. The proposed project will require no cut and approximately 5 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-044, located at **685 Cowles Road** in the Montecito area, First Supervisorial District.
7. **06BAR-00000-00057** **Heyer Single Family Dwelling Addition and Guesthouse** **1366 Oak Creek Canyon Road (Lot 1)**
(no planner assigned) **Ridgeline: Rural**
- Request of Don Nulty, architect for the owners, Christian and Kisa Heyer, to consider Case No. 06BAR-00000-00057 for **conceptual review of addition of approximately 1,100 square feet to existing residence and new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 5,234 square feet and garage/storage building of approximately 1,046 square feet. The proposed project will require approximately 412 cubic yards of cut and approximately 412 cubic yards of fill. The property is a 6.97 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-003, located at **1366 Oak Creek Canyon Road (Lot 1)** in the Montecito area, First Supervisorial District.
8. **06BAR-00000-00033** **Hurst Demo/New Single Family Dwelling/Guesthouse/Cabana** **932 Park Lane**
06LUP-00000-00105 (Errin Briggs, Planner 568-2047) **Ridgeline: Urban**
- Request of Thomas Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **further conceptual review of new residence of approximately 11,695 square feet, guest house of approximately 795 square feet, pool house of approximately 795 square feet, and attached garage of approximately 1,975 square feet.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of approximately 775 square feet (**both to be demolished**). The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,500 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at **932 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06)
9. **06BAR-00000-00027** **Coleman Addition/ Guest Quarters Conversion** **881 San Ysidro Lane**
06LUP-00000-00086 (Dan Gullett, Planner 568-2002) **Ridgeline: N/A**
- Request of Syndi Souter, agent for the owner, Tom Coleman, to consider Case No. 06BAR-00000-00027 for **conceptual review of remodel and addition of approximately 3,262 square feet to existing residence, new attached 2-car garage of approximately 725 square feet, and conversion of existing guest quarters to detached 4-car garage of approximately 1,184 square feet.** The following structures currently exist on the parcel:

residence of approximately 3,976 square feet and detached guest quarters of approximately 1,184 square feet. The proposed project will not require grading. The property is a 2.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-005, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06)

Item to be continued to the meeting of April 10, 2006

PRELIMINARY APPROVAL

10.	05BAR-00000-00172	Berkoff Trust New Residence 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, 2/27/06, and 3/13/06)