



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: March 24, 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

Revision: Item #2 (06BAR-00000-00018) – Terzian Demolition, SFD Replacement and Cabana Remodel has been added.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
Peter Edwards		

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- 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.

Site Visit - 1:30 P.M.

Post-Approval debriefing – 416 Camphor Place

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 March 10, 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. 07BAR-00000-00286 **Southern California Edison** **Gibraltar Rd & Mountain Dr**
07CUP-00000-00074 **Communications Facility** **Ridgeline: N/A**
(Heather Allen, Planner 568-2043)

Request of Robert McCormick, agent for the owners, Clearwire Wireless, to consider Case No. 07BAR-00000-00286 for **preliminary/final on consent of an installation of an approximate 50 square foot wireless communications facility.** The following structure currently exists on the parcel: one 88 foot high-power transmission tower with a footprint of approximately 256 square feet. The proposed project will not require grading. The property is a 5.42 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-003, located at **Gibraltar Road and Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 2/25/08.)

-Item Continued to Apr. 21st MBAR Hearing-

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.

FINAL APPROVAL

1. 07BAR-00000-00277 **Shirokow Single Family** **1413 Schoolhouse Road**
07LUP-00000-00829 **Dwelling Additions** **Ridgeline: N/A**
(Eric Gage, Planner 568-2002)

Request of Laura Kay Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 07BAR-00000-00277 for **final approval of the conversion of an existing garage to living space for a first floor addition of approximately 707 square feet, a second floor addition of approximately 408 square feet to the existing residence, an approximately 506 square foot new garage and driveway repaving, and a new cabana of approximately 799 square feet.** The following structures currently exist on the parcel: residence of approximately 2,456 square feet with an attached garage of approximately 540 square feet, and tennis court. The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District. (Continued from 11/05/07 and 2/11/08.)

-Item Dropped From Agenda-

PRELIMINARY APPROVAL

2. **06BAR-00000-00018** **Terzian Demolition, SFD Replacement and Cabana Remodel** **1491 Edgecliff Lane**
05CDH-00000-00026 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **preliminary/final approval of the demolition of an existing residence and accessory structures, and the construction of a new residence of approximately 3,431 square feet with an attached garage of approximately 658 square feet, detached recreation room of approximately 791 square feet and pool and related accessory structures.** The structures to be demolished on the parcel include: residence of approximately 924 square feet with an attached garage of approximately 442 square feet. The proposed project will require approximately 260 yards of grading. Several trees will be removed. The project does not affect the existing cabana in the southwest corner of the property. The property is a 0.59 acre (25,707 square feet) parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 4/24/06 and 10/23/06.)

3. **07BAR-00000-00291** **Clark SFD Demo/Rebuild** **1136 Hill Road**
07CDP-00000-00116 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Larry Clark, architect for the owner, Martha Jeanette Clark, to consider Case No. 07BAR-00000-00291 for **preliminary/final approval of a new one-story residence of approximately 2,850 square feet with an attached garage of approximately 696 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: residence of approximately 1,116 square feet and an attached two-car garage of approximately 420 square feet. The proposed project will not require grading. The property is a 0.42 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-007, located at **1136 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

4. **07BAR-00000-00317** **Nigro New SFD/Guest House/Gatehouse/Shed** **1664 East Valley Road**
07LUP-00000-00873 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **preliminary/final approval of a new two-story residence of approximately 7,380 square feet (proposed 3,615 square foot first floor and 3,765 square foot second floor) with a 2,131 square foot basement, attached and detached garages totaling approximately 902 square feet; a guest house of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 160 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 12/17/07, 1/28/08 and 2/25/08.)

-Item Continued to Apr. 7th MBAR Hearing-

5. **07BAR-00000-00289** **Schnell SFD Demo/Rebuild** **700 East Mountain Drive**
07LUP-00000-00851 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **preliminary approval of a new one-story residence of approximately 4,204 square feet, a basement of approximately 1,790 square feet with an**

attached garage of approximately 795 square feet; a detached cabana of approximately 748 square feet; and the demolition of the existing residence, guesthouse and garage. The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guesthouse of approximately 543 square feet. The proposed project will require approximately 3,200 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07, 12/17/07 and 2/25/08.)

-Item Continued to Apr. 7th MBAR Hearing-

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

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| 6. | 07BAR-00000-00296 | Morgan SFD As-Built Additions,
Den & Stairs | 1037 Monte Cristo Lane |
| | 07CDP-00000-00120 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Arthur Morgan, agent for the owner, Alicia Morgan, to consider Case No. 07BAR-00000-00296 for **preliminary approval of as-built additions, that include an approximately 90 square foot dining room addition, an approximately 32 square foot entry tower, an approximately 4 square foot hallway and door addition, an approximately 183 square foot enclosed patio (at the south end of the dwelling), an approximately 48 square foot remodel at the south end of the dwelling, an approximately 87 square foot tile roof, a spiral stair case at atrium, an approximately 851 square foot new floor area and bath at second floor, an approximately 79 square foot art room addition, an approximately 95 square foot tower, an approximately 122 square foot trellis, an arched wall, and parapet walls on east and west side of dwelling at second floor, to an existing single family dwelling and an approximately 87 square foot new stairs, an approximately 205 square foot den and an approximately 56 square foot deck addition.** The following structures currently exist on the parcel: residence of approximately 2,484 square feet, an approximately 980 square foot detached guesthouse and an approximately 1,146 square foot detached garage. The proposed project will not require grading. The property is a 11,761 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-282-021, located at **1037 Monte Cristo Lane** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

CONCEPTUAL REVIEW

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| 7. | 08BAR-00000-00014 | Deansgrange Trust
New SFD & Garage | 592 Picacho Lane |
| | | | Ridgeline: N/A |

Request of Don Nulty, architect for the owner, Deansgrange Trust, to consider Case No. 08BAR-00000-00014 for **conceptual review of new residence of approximately 3,594 square foot, an approximately 500 square foot new garage and a new tennis court.** The following structure currently exists on the parcel: residence of approximately 1,846 square feet and a barn of approximately 1,930 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.02 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-031, located at **592 Picacho Lane** in the Montecito area, First Supervisorial District.

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 and 3/10/08.)