



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA Meeting of March 28, 2005

3:00 P.M.

Vacant		Santa Barbara County
Michele Michaelson		- Montecito Community Hall &
Library		
Raymond Ketzel		1469 East Valley Road
Donald Nulty	Vice Chair	Santa Barbara, California 93108
Anthony Spann	Chair	(805) 568-2000
Sam Maphis		
Peter Edwards		
Kim Yanagihara	- MBAR Secretary	
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 3:10 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.

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 14, 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.

Lipshitz New Residence and Accessory/Garage Building.

C-1. 04BAR-00000-00290 Tunas Road 1550 Las

(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 on consent of landscape plan associated with approximately 1,983 square feet of new additions to an existing residence and a 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, 2/28/05 and 3/14/05)**

Robson Addition and Remodel; New Courtyard and Loggia

C-2. 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 **final approval on consent 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 and 3/14/05)**

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

**VI. STAFF UPDATE: Conceptual review administrative practice
Lighting policy & guidelines**

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:10 P. M.

FINAL APPROVAL

**1. Webb Two-Story Residence/Attached Garage/Detached
03BAR-00000-00243 Garage/Pergola, and Guesthouse 1460 East Mountain Drive**
04LUP-00000-00152 (Peter Lawson, Planner, 568-2021) Ridgeline: Urban

Request of Tom Oschsner, architect for the owner, Bobby Webb, to consider Case No. 03BAR-00000-00243 for **final approval of a new two-story residence of approximately 7,000 square feet, attached garage of approximately 812 square feet; detached garage of approximately 800 square feet, new pergola of approximately 798 square feet, a cabana of 174 square feet and guesthouse of approximately 800 square feet.** No

structures currently exist on the parcel. The proposed project will require approximately 5,300 cubic yards of cut and approximately 3,050 cubic yards of fill. The property is 2 legal parcels 1 acre each zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-060-005 and -009, located at **1460 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/6/03 and 7/12/04)**

2. **04BAR-00000-00236** **Kubisch New Residence and Garage** **2129 Forge Road**
04LUP-00000-00993 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A

Request of Ray Ketzler, architect for the owner, Mr. and Mrs. Raymond Kubisch, to consider Case No. 04BAR-00000-00236 for **final approval of a new residence of approximately 3,258 square feet and garage/mechanical area of approximately 547 square feet**. No structures currently exist on the parcel. The proposed project will require 50 cubic yards of cut and 250 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-460-016, located at **2129 Forge Road** in the Montecito area, First Supervisorial District. **(Continued from 10/11/04 and 11/8/04)**

3. **04BAR-00000-00044** **Copley New Residence with Attached Garage** **871 Oak Grove Drive**
03LUP-00000-01363 (Mark Walters, Planner; 568-2852) Ridgeline: N/A/Urban

Request of Nigel Copley, owner, to consider Case No. 04BAR-00000-00044 for **final approval of a new residence of approximately 3,754 square feet (first floor approximately 1,440 square feet and second floor approximately 2,314 square feet), with attached garage of approximately 420 square feet and porches of approximately 338 square feet**. Approximately 175 linear feet of retaining wall are proposed. The project will require approximately 260 cubic yards of grading, with cut and fill to be balanced on-site. The parcel is vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-030, located at **871 Oak Grove Drive**, in the Montecito area, First Supervisorial District. **(Continued from 3/22/04, 4/19/04 and 6/21/04)**

PRELIMINARY APPROVAL

4. **04BAR-00000-00332** **Douglas Existing Storage Building** **940 Hot Springs Road**
04LUP-00000-01293/05MOD-00000-00002(Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of John Kincade, architect for the owner, D. Douglas, to consider Case No. 04BAR-00000-00332 for **preliminary approval of an existing storage building of approximately 240 square feet**. The following structures currently exist on the parcel: pool house of approximately 1,400 square feet and pool equipment shed of approximately 150 square feet. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-047, located at **940 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05 and 1/24/05)**

5. **03BAR-00000-00315** **Finefrock Addition, Gym, Media Room and Attached Garage** **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 **preliminary/final approval 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

first and second floors of approximately 1,860 square feet. The following structures currently exist on the parcel: residence of approximately 3,520 square feet, garage of approximately 693 square feet, access structure approximately 216 square feet, bbq pavilion approximately 300 square feet and guest house approximately 800 square feet. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District.

10. 05BAR-00000-00058 Peterson Solar Panels 770 Coyote Road
(No Planner Assigned) Ridgeline: N/A

Request of Rec Solar, agent for the owners, Donald A. Peterson, to consider Case No. 05BAR-00000-00058 for **conceptual review of 4 kilowatt photovoltaic system of approximately 400 square feet.** The following structures currently exist on the parcel: residence of approximately 2,000 square feet, three (3) structures of approximately 400 square feet. The property is a 4.73 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-004, located at **770 Coyote Road** in the Montecito area, First Supervisorial District.

11. 05BAR-00000-00052 Cooper Single Family Dwelling Addition 2125 Piedras Drive
05LUP-00000-00243 (Lisa Martin 568-2032) Ridgeline: N/A

Request of Bryan Pollard, architect for the owners, Jocelyne and Scott Cooper, to consider Case No. 05BAR-00000-00052 for **conceptual review of a new carport and garage conversion to master bedroom of approximately 361 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,307 square feet. The proposed project will require approximately 1 cubic yards of cut and approximately 1 cubic yards of fill. The property is a 1.3 acre foot parcel zoned E-3 and shown as Assessor's Parcel Number 007-110-044, located at **2125 Piedras Drive** 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.

12. 05BAR-00000-00056 Bowey New Single Family Dwelling 789 Riven Rock Road
(No Planner Assigned) Ridgeline: N/A

Request of Robin Donaldson, architect for the owners, Donald and Susan Bowey, to consider Case No. 05BAR-00000-00056 for **conceptual review of a new single family residence of approximately 4,577 square feet, mechanical space of 163 square feet, an attached garage of 740 square feet and detached guest house of 800 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,770 square feet. The property is a 2.05 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-080-005, located at **789 Riven Rock Road** in the Montecito area, First Supervisorial District.

13. 02BAR-00000-00109 Damron Single Family Residence 1076 The Fairway Road
(Adrienne Domas Planner 568-2002) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Jim Damron, to consider Case No. 02BAR-00000-00109 for **conceptual review of construction of a new 1,072 square foot attached garage to an existing 8,306 square feet residence.** The following structures currently exist on the parcel: residence of approximately 8,306 square feet. The proposed project will require approximately 607 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.94 acre parcel zoned I-E-I and shown as Assessor's Parcel Number

009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District.

14. 05BAR-00000-00009 Morouse Single Family Dwelling Demo/Rebuild 851 Buena Vista Avenue
05LUP-00000-00057 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **further revised-conceptual review of a new 7,000 single family residence, 800 square foot cabana, 235 square foot gardeners shed, two 800 square foot garages and 800 square foot guest house.** The following structures currently exist on the parcel: existing house of 938 square feet and existing accessory structure of 1,631 square feet to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and approximately 1,200 cubic yards of fill. The 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 and 3/14/05)**

15. Algra "as-built" Wall Discussion 901 Park Lane
04LUP-00000-01332 (Eric Engelbart, Planner 568-2011) Ridgeline: N/A

Request of Planning Department Staff for the MBAR to recommend screening and/or design modifications that would mitigate the visual impact of an existing, unpermitted wall that was constructed at 901 Park Lane in Montecito as well as a proposed new wall and pool. The property is an approximately .7 acre parcel zoned 2-E-1 and shown as Assessor's Parcel 007-060-062 located at **901 Park Lane** in the Montecito area, First Supervisorial District.