



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

**Meeting Date: April 7, 2008
3:00 P.M.**

Revision: Item #14 – Cheema SFD (06BAR-00000-00186) has been added to the Standard Agenda; a formal site visit for the project has also been added to the agenda.

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.

View Story Poles for Item No. 14 – Cheema Single Family Dwelling – 1520 San Leandro 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 March 24, 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.

Hardy Revised

C-1. 07BAR-00000-00152 New Single Family Dwelling and Garage 90 Butterfly Lane
07CDP-00000-00081 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **revised final approval on consent of the construction of a new two-story residence of approximately 2,742 square feet, with an attached two-car garage of approximately 546 square feet and basement of approximately 1,782 square feet. The applicant seeks to change a previously BAR-approved color and a window fixture.** The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07 and 8/27/07.)

C-2. 08BAR-00000-00005 Grewal New Cabana & Trellis 1680 East Valley Road
08LUP-00000-00017 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Randeep Grewal, to consider Case No. 08BAR-00000-00005 for **preliminary/final approval on consent of an approximately 750 square foot cabana with an approximately 125 square foot trellis.** The following structure currently exists on the parcel: residence of approximately 6,307 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-120-019, located at **1680 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 2/25/08.)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE:

- i) *TELECOMUNICATION FACILITIES UPDATE/DISCUSSION*
- ii) *AVAILABILITY OF PROJECT PLANS AND PLANNER MEMOS PRIOR TO THE MBAR MEETING DISCUSSION by Dianne Black, Director, Development Services.*

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

FINAL APPROVAL

1. 05BAR-00000-00243 Larsen Demolition/Rebuild 790 Lilac Drive
05LUP-00000-01246 Single Family Dwelling (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for **revised final approval of changes to the approved**

landscape plan of the approved new residence of approximately 3,950 square feet. The following structures exist on the parcel: residence of approximately 1,875 square feet (to be demolished) and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-012, located at **790 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 10/24/05, 12/19/05 and 1/23/06.)

2. **07BAR-00000-00267** **Dene Cabana & Pool Equipment** **416 Camphor Place**
07LUP-00000-00720 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Thomas C. McMahan, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00267 for **final approval of a new cabana of approximately 704 square feet and a new detached accessory structure located within the rear setback for pool equipment.** The following structure currently exists on the parcel: residence of approximately 3,300 square feet (under construction). The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 11/19/07 and 12/17/07.)

3. **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 **final 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, 2/25/08 and 3/24/08.)

PRELIMINARY APPROVAL

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 an approximately 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, 2/25/08 and 3/24/08.)

5. **07BAR-00000-00265** **Zupsic Single Family Dwelling** **1107 Clover Lane**
Addition and New Guesthouse
07LUP-00000-00774 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Clay Aurell, agent for the owner, Chris Zupsic, to consider Case No. 07BAR-00000-00265 for **preliminary approval of a remodel of approximately 479 square feet, first floor addition of approximately 60 square feet, and second floor addition of approximately 589 square feet to the existing residence, and addition of approximately 223 square feet of new deck to the existing deck of approximately 1,366 square feet, and new guesthouse of approximately 769 square feet at existing garage with deck of approximately 206 square feet.** The following structures currently exist on the parcel: residence of approximately 2,832 square feet with a detached garage of approximately 509 square feet and approximately 1,366 square feet of deck area. The proposed project will not require grading. The property is a 2.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-029, located at **1107 Clover Lane** in the Montecito area, First Supervisorial District. (Continued from 10/22/07.)

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

6. **07BAR-00000-00098** **Carnevale Single Family Dwelling,** **813 Romero Canyon Road**
Carpport and Guesthouse
07LUP-00000-00338 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owner, Louis Carnevale, to consider Case No. 07BAR-00000-00098 for **preliminary approval of a two-story residence of approximately 5,863 square feet with an attached garage/basement of approximately 881 square feet, detached carport of approximately 590 square feet, and guesthouse of approximately 746 square feet.** The lot is currently vacant. The proposed project will require approximately 956 cubic yards of cut and approximately 888 cubic yards of 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 5/21/07 and 2/11/08.)

7. **08BAR-00000-00009** **Zemeckis** **470 Hot Springs Road**
SFD Addition
08LUP-00000-00028 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Mary Ellen Zemeckis, to consider Case No. 08BAR-00000-00009 for **preliminary approval of an addition to an existing single family residence of approximately 763 square feet, a new pool cabana of approximately 396 square feet and new entry gates.** The following structures currently exist on the parcels: residence of approximately 2,908 square feet with an attached garage of approximately 369 and a basement of approximately 396 square feet. The proposed project will not require grading. The property is a 35,178 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-051-010, located at **470 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 1/28/08 and 3/10/08.)

