



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

**Meeting Date: April 9, 2007
3:00 P.M.**

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

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

- 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.
 - 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; 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.
 - 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.
 - 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.
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Site Visit - 2:00 P.M.

View Story Poles for Item No. 13 – Dene Demo/New SFD and Garage – 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 26, 2007 will be considered.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS

V. 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. **06BAR-00000-00126** **Adelson Single Family Dwelling Addition, Cabana, and New Accessory Structure** **256 Santa Rosa Lane**
06LUP-00000-00474 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Scott and Lynda Adelson, to consider Case No. 06BAR-00000-00126 for **final approval of an addition of approximately 1,653 square feet to an existing 2,660 square-foot residence, 80 square feet to an existing 484 square-foot attached garage, terrace of approximately 360 square feet, balcony of approximately 136 square feet, a cabana and gym of approximately 293 square feet each with a covered bodega of 200 square feet attached to the two structures, an outdoor fireplace, and a terrace/barbeque area of approximately 416 square feet. In addition, the project includes a new pool equipment storage accessory structure of approximately 110 square feet with a terrace of approximately 108 square feet and a 400 square-foot deck, a new pool, outdoor shower facility, bocce court, volleyball court, security fencing approximately 5 feet in height, and additional landscaping features, including decorative rock walls approximately 3 feet in height and a reflecting pool.** The following structures currently exist on the parcel: residence of approximately 2,660 square feet with attached garage of approximately 484 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 350 cubic yards of fill. The property is a 1.0 acre parcel zone 1-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 6/19/06, 7/10/06, 8/07/06, 9/25/06, 10/17/06, and 10/23/06)

2. **07BAR-00000-00005** **Symington Single Family Dwelling Addition** **1387 School House Road**
07LUP-00000-00018 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Adele Goggia, Harrison Design Associates, architect for the owners, Fife and Ann Symington, to consider Case No. 07BAR-00000-00005 for **final approval of an interior remodel of the entire 3,103 square foot residence, exterior alterations including updates to all doors and windows, an addition of 450 square feet to the 2nd floor master bedroom and a 136 square foot 1st floor laundry room addition; demolition and replacement of the existing spa, pool deck area and pool equipment structure, and new landscaping.** The following structures currently exist on the parcel: residence of approximately 3,103 square feet, cabana of approximately 650 square feet, and workshop of approximately 444 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-051, located at **1387 School House Road** in the Montecito area, First Supervisorial District. (Continued from 2/05/07)

3. **Nigro Demo/New Single Family Residence,
06BAR-00000-00294 Garage, Workshop, Pool Cabana 669 Picacho Lane**
06LUP-00000-01064 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, Mr. and Mrs. James Nigro, to consider Case No. 06BAR-00000-00294 for **final approval of a new 2-story residence of approximately 6,640 square feet with an attached 3-car garage of approximately 775 square feet, and pool and spa with pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,062 square feet with a 2-car garage of approximately 400 square feet (all to be demolished). The proposed project will require approximately 802 cubic yards of cut and approximately 802 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06, 2/05/07, and 2/26/07)

CONCEPTUAL REVIEW

4. **07BAR-00000-00051 Snyder Wall 700 Lilac Drive**
07CUP-00000-00017 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban
- Request of J.M. Sewall, architect for the owner, Allan Snyder, to consider Case No. 07BAR-00000-00051 for **conceptual review of two driveway gates 8 feet in height and a wall in excess of six feet from natural grade, all within the front setback.** The following structures currently exist on the parcel: residence of approximately 2,769 square feet with an attached garage of approximately 704 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-068, located at **700 Lilac Drive** in the Montecito area, First Supervisorial District.
5. **Morgan Single Family Dwelling Remodel 2900 Sycamore Canyon Road**
07LUP-00000-00150 (Lisa Martin, Planner 568-2032) Ridgeline: Urban
- Request of Tom Moore, agent for the owner, Thomas Morgan, to consider Case No. 07BAR-00000-00053 for **conceptual review and preliminary/final approval of the demolition of an existing sunroom and an addition/rebuild of approximately 212 square feet in the same approximate location, remodel of the existing front entry, exterior door and window changes, re-roofing, and hardscaping at the front entry and rear patio.** The following structures currently exist on the parcel: residence of approximately 3,802 square feet with an attached garage of approximately 507 square feet and sunroom of approximately 369 square feet (to be demolished). The proposed project will not require grading. The property is a 0.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-036, located at **2900 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

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

6. **07BAR-00000-00064 Lindsey Guesthouse 2535 Sycamore Canyon Road**
(no planner assigned) Ridgeline: N/A
- Request of the Warner Group, architect for the owners, Jim and Joan Lindsey, to consider Case No. 07BAR-00000-00064 for **conceptual review of a new guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: gate house of approximately

800 square feet and garage of approximately 600 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 16.39 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at **2535 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

7. **07BAR-00000-00048** **Stewart/Kahmann Single Family Dwelling Demo/Rebuild** **90 Butterfly Lane**
07CDP-00000-00019 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 07BAR-00000-00048 for **conceptual review and preliminary/final approval of a new residence of approximately 2,679 square feet with attached garage of approximately 462 square feet, and interior and exterior alterations.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. 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.

8. **07BAR-00000-00034** **Noone Single Family Dwelling Additions** **2140 Ten Acre Road**
07LUP-00000-00109 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tom Oschner, architect for the owners, Peter and Mireille Noone, to consider Case No. 07BAR-00000-00034 for **conceptual review of additions of approximately 513 (458 net) square feet to the existing residence, including a bedroom, bath, and laundry addition of approximately 426 net square feet and a breakfast nook addition of approximately 32 net square feet.** The following structures currently exist on the parcel: residence of approximately 2,495 square feet with an attached garage of approximately 484 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-016, located at **2140 Ten Acre Road** in the Montecito area, First Supervisorial District. (Continued from 3/12/07)

9. **07BAR-00000-00063** **Lawarre Single Family Dwelling Addition and Garages** **1599 East Valley Road**
(no planner assigned) Ridgeline: N/A

Request of Ray Ketzal, Ketzal and Goodman, architect for the owner, William Lawarre, to consider Case No. 07BAR-00000-00063 for **conceptual review of an addition of approximately 1,415 square feet (including partial demolition of approximately 814 square feet, for a net gain of approximately 601 square feet) to the existing residence, an attached 1-car garage of approximately 331 square feet, an attached 2-car garage of approximately 563 square feet, and an attached 3-car garage of approximately 946 square feet, and relocation of basement stairs.** The following structures currently exist on the parcel: two-story residence of approximately 7,206 square feet, basement of approximately 1,080 square feet, detached 6-car garage of approximately 1,104 square feet (to be demolished), and 2 pre-fabricated carports of approximately 640 total square feet (to be demolished). The proposed project will not require grading. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-220-060, located at **1599 East Valley Road** in the Montecito area, First Supervisorial District.

009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District.
(Continued from 2/26/07)