



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA and SITE VISIT

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

**Meeting Date: April 10, 2006
3:00 P.M.**

Revisions: Item #5 05BAR-00000-00244, Naness SFD Addition, has been added to the Standard Agenda; the project descriptions for Item #2 05BAR-00000-00141 Hahs Demo/Rebuild, and Item #7 03BAR-00000-00179, Malouf SFD Remodel & Repair, have been updated.

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

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- 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.

For Item No. C-2 – Tolan Single Family Addition – 1153 and 1143 High Road

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 20, 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. 05BAR-00000-00305 **Bauernfeind Single Family Dwelling** 2080 Birnam Wood Drive
05LUP-00000-01292 (Errin Briggs, Planner 568-2047) **Demo/Rebuild/Guest House** Ridgeline: Rural

Request of Don Nulty, architect for the owner, Bauernfeind Roman Corp., to consider Case No. 05BAR-00000-00305 for **final approval on consent of a partial demolition of approximately 3,120 square feet and remodel of remaining residence of approximately 1,681 square feet, addition to existing residence of approximately 5,299 square feet with attached garage of approximately 461 square feet, remodel a portion of existing residence into new guest house of approximately 663 square feet, new detached garage of approximately 461 square feet, and 2 new driveways.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet and garage of approximately 684 square feet. The proposed project will not require grading. The property is a 2.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-038, located at **2080 Birnam Wood Drive** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 2/27/06, and 3/13/06)

- C-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 on consent 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, 6/06/05, and 3/20/06)

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.

DISCUSSION ITEM

1. 06CNS-00000-00017 (Peter Lawson, Planner 568-2021) **Laguna Blanca School Shade Structure and Wall** 260 San Ysidro Lane
Ridgeline: N/A

Request of Jim Jackson, agent for the owners, Laguna Blanca School, **for MBAR to render its advice on an unpermitted shade structure of approximately 1,800 square feet, with a wall of approximately 8 feet in height. The structure is currently located five feet from the property line and is within the required ten foot side yard setback, thus a modification to the setback would be necessary.** The project site is developed with several buildings and the

site is used as a private school for grades kindergarten through fourth. The proposed project will not require grading. The property is a 1.95 acre foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-140-032, located at **260 San Ysidro Lane** in the Montecito area, First Supervisorial District.

FINAL APPROVAL

2. **05BAR-00000-00141 Hahs Demolition/Rebuild 914 Skyview Drive**
05LUP-00000-00847 (Holly Bradbury, Planner 568-3577) Ridgeline: Urban

Request of Dennis Orr, architect for the owner, Chris Hahs, to consider Case No. 05BAR-00000-00141 for **final approval for the demolition of the existing residence and construction of a new single family residence of approximately 4,647 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,800 square feet and garage of approximately 450 square feet. The proposed project will require approximately 730 cubic yards of cut, 320 cubic yards of fill, and 410 cubic yards of export. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-029, located at **914 Skyview Drive** in the Montecito area, First Supervisorial District. (Continued from 6/6/05, 8/22/05, 10/24/05, and 3/13/06)

3. **Oak Creek Canyon, LLC New Residence/Garage**
00-BAR-237 /Artist Studio/Guesthouse 1369 Oak Creek Canyon Road (Lot 9)
00LUP-00000-06322 (Dan Nemechek, Planner, 568-2516) Ridgeline: Rural

Request of Isaac Romero, agent for the owner, Lot 9 Ventures, to consider Case No. 00-BAR-237 for **revised final approval of retaining walls associated with the previously approved single family residence (approximately 5,777 square feet), garage (approximately 952 square feet), artist studio (approximately 800 square feet), guesthouse (approximately 800 square feet) and storage area (approximately 198 square feet).** No structures currently exist on the parcel. The proposed project will require approximately 3,005 cubic yards of cut and approximately 2,436 cubic yards of fill. The property is a 6.5 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-026, located at 1369 Oak Creek Canyon Road (Lot 9), in the Montecito area, First Supervisorial District. (Continued from 7/7/03, 11/03/03, 11/17/03, 12/15/03, 3/8/04, 9/13/04, 11/08/04, and 11/22/04)

PRELIMINARY APPROVAL

4. **06BAR-00000-00008 McKinley Single Family Dwelling Addition 1520 Las Tunas Road**
06LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **preliminary approval of a partial demo, remodel and an addition of approximately 3,301 square feet and addition of a 770 square foot understory to an existing residence, new attached garage of approximately 680 square feet, and new guest house of approximately 800 square feet with new garage of approximately 425 square feet below.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with detached garage of approximately 1,118 square feet (**to be demolished**). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06 and 3/13/06)

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

5. **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 **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 and 3/20/06)

CONCEPTUAL REVIEW

6. **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 a 6,467 square foot residence with attached 861 square foot garage, 798 square foot guesthouse, and relocation of a pool and spa. The project also includes demolition of a partially constructed 704 square foot garage and redesign of a residence and guest house as previously approved under permits 03LUP-00000-00309 and 03LUP-00000-01011.** The following structures currently exist on the parcel: a partially constructed garage. 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 and 3/20/06)

7. **03BAR-00000-00179** **Malouf Single Family Dwelling Remodel and Repair** **1548 Miramar Beach**
03CDH-00000-00006 (Dan Nemechek, Planner 568-2516) Ridgeline: N/A
- Request of Mark Evans, agent for the owner, to consider Case No. 03BAR-00000-00179 for **further conceptual review of a repair and remodel of the single family residence of approximately 765 square feet, with a deck of approximately 185 square feet. First floor alterations include an approximately 90 square foot addition which consists of enclosing a portion of the existing patio by moving the southern wall out approximately four feet seven inches to match the wall of the existing upper level, extending the existing deck approximately one foot six inches, and adding new windows, and new entry doors on the north and south sides of the structure. Second floor alterations consist of replacing the southern windows with new bi-fold doors which would open onto a new wooden balcony of approximately 115.5 square feet. Interior renovations would include adding a new bathroom on both the first and second floors, converting a portion of the first floor into a sleeping area, and renovating the kitchen. Repair work to match the existing structure would be completed as necessary to replace termite and dry rot damage. No grading is proposed as part of the project. The property is a 0.04 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-030, located at **1548 Miramar Beach** in the Montecito area, First Supervisorial District. (Continued from 7/21/03 and 10/20/03)**

8. **06BAR-00000-00058 Clark Single Family Dwelling Addition 1136 Hill Road**
06CDP-00000-00016 (Virginia Gardener, Contract Planner) Ridgeline: N/A
(Peter Imhof, Supervising Planner 568-2518)

Request of Larry Clark, architect for the owner, Martha Jeannette Clark, to consider Case No. 06BAR-00000-00058 for **conceptual review of an addition of approximately 1,093 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 1,116 square feet with attached garage of approximately 399 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.

9. **06BAR-00000-00044 Moelleken Single Family Dwelling Addition, Garage Addition, and Pool Cabana 354 Sheffield Drive**
06CDP-00000-00013 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Mark Mansfield, agent for the owner, Alan Moelleken, to consider Case No. 06BAR-00000-00044 for **conceptual review of addition of approximately 887 square feet to existing residence, new garage addition of approximately 994 square feet, and a new pool cabana of approximately 769 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 3,886 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 005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District.

Item to be continued to the meeting of 4/24/06

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P. M.

10. **06BAR-00000-00054 West House Gates, Entry Walls, and Driveway 1045 Fairway Road**
06CDH-00000-00008 (Laura Bridley, Planner 966-7260) Ridgeline: N/A
06CUP-00000-00010

Request of Thomas Bollay, architect for the owner, West House LLC, to consider Case No. 06BAR-00000-00054 for **conceptual review of redesign of existing gates, entry walls, and driveway.** The following structures currently exist on the parcel: residence of approximately 3,500 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 0.68 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-019, located at **1045 Fairway Road** in the Montecito area, First Supervisorial District.

11. **06BAR-00000-00074 Lund Entry Gates 98 Olive Mill Lane**
06CUP-00000-00011 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Grant Castleberg, architect for the owners, John and Christina Lund, to consider Case No. 06BAR-00000-00074 for **conceptual review of entry gates 8 feet in height.** The following structures currently exist on the parcel: A single family dwelling of approximately 4,652 square feet with an attached garage of approximately 440 square feet as well as a detached three-car garage of approximately 560 square feet with a second story hobby room of approximately 361 square feet. The proposed project will not require grading. The property is a 0.66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-230-040, located at **98 Olive Mill Lane** in the Montecito area, First Supervisorial District.

12. 06BAR-00000-00067 Christie Addition 706 Park Lane
06LUP-00000-00220 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Ketzler, architect for the owners, Mr. and Mrs. Robert Christie, to consider Case No. 06BAR-00000-00067 for **conceptual review of addition of 1,723 square feet to existing residence, addition of approximately 346 square feet to existing cabana, removal of existing garage, new 3-car garage of approximately 782 square feet with new carport of approximately 253 square feet.** The following structures currently exist on the parcel: residence of approximately 5,686 square feet with attached garage of approximately 755 square feet and guest house of approximately 454 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 3.58 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-019, located at **706 Park Lane** in the Montecito area, First Supervisorial District.

**13. 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 and preliminary approval 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 and 3/20/06)