



# 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 21, 2008  
3:00 P.M.**

**Revision: Item # C-3 – Terzian Demo/SFD Replacement & Cabana Remodel (06BAR-00000-00018) has been added to the Standard Agenda; and Item # C-4 – SoCal Edison Communications Facility (07BAR-00000-00286) has been added to the Standard Agenda.**

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

- 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. 9 – Shapiro New SFD, Guesthouse & Pool – 669 Picacho 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 April 7, 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-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road**  
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **final approval on consent of a new residence of approximately 2,907 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 170 square feet and basement of approximately 690 square feet.** The lot is currently vacant. The proposed project will require approximately 174 cubic yards of cut and approximately 72 cubic yards of fill with 102 cubic yards being exported off site. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, 10/8/07, 11/05/07, 12/03/07, 1/07/08 and 1/28/08.)

**C-2. 08BAR-00000-00056 Gordon Trellis 1720 Glen Oaks Drive**  
07LUP-00000-00662 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jay Higgins, architect for the owner, Herb Gordon, to consider Case No. 08BAR-00000-00056 for **preliminary/final approval on consent of a new rear-yard trellis of approximately 100 square feet.** The following structures currently exist on the parcel: residence and guest house with approximately 4,300 total square feet. The proposed project will not require grading or fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-202-001, located at **1720 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 4/07/08.)

**C-3. 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 **final approval on consent 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, 10/23/06 and 3/24/08.)

- C-4. 07BAR-00000-00286**                      **Southern California Edison**  
**Communications Facility**                      **Gibraltar Rd & Mountain Dr**  
07CUP-00000-00074                      (Heather Allen, Planner 568-2043)                      Ridgeline: N/A

Request of Robert McCormick, agent for the owners, Clearwire Wireless, to consider Case No. 07BAR-00000-00286 for **preliminary/final approval 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, 2/25/08 and 3/24/08.)

**V. MBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE:**

**STANDARD AGENDA:**

<p><b>The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</b></p>
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**FINAL APPROVAL**

- 1. 04BAR-00000-00348**                      **Conk New Residence,**  
**Garage and Guesthouse**                      **1372 Oak Creek Canyon Road**  
04LUP-00000-01335                      (Errin Briggs, Planner 568-2047)                      Ridgeline: Rural

Request of Robert Senn, architect for the owner, Chip Conk, to consider Case No. 04BAR-00000-00348 for **revised final approval of door and window detail changes, addition of an iron balcony and balustrade at motor court.** The following approved new residence of approximately 6,250 square feet, garage of approximately 787 square feet and guesthouse of approximately 799 square feet exists on the parcel. The proposed project will not require grading. The property is a 4.88 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 1/24/05, 4/25/05, 5/9/05, 6/20/05, 7/11/05 and 7/25/05)

- 2. 08BAR-00000-00009**                      **Zemeckis**  
**SFD Addition**                      **470 Hot Springs Road**  
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 **final 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, 3/10/08 and 4/07/08.)

- 3. 07BAR-00000-00277**                      **Shirokow Single Family**  
**Dwelling Additions**                      **1413 Schoolhouse Road**  
07LUP-00000-00829                      (Eric Gage, Planner 568-2002)                      Ridgeline: N/A

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, 2/11/08 and 3/24/08.)

**CONCEPTUAL REVIEW**

- |           |                          |                                 |                      |
|-----------|--------------------------|---------------------------------|----------------------|
| <b>4.</b> | <b>08BAR-00000-00060</b> | <b>Wood Covered Terrace</b>     | <b>900 Park Lane</b> |
|           | 08LUP-00000-00138        | (Lisa Martin, Planner 568-2032) | Ridgeline: N/A       |

Request of Ronald Frink, architect for the owners, Howell and Linda Wood, to consider Case No. 08BAR-00000-00060 for **conceptual review and preliminary approval of a renovation to expand exterior dining terrace with a roof canopy, barbecue terrace and approximately 300 square feet of new terrace.** The following structures currently exist on the parcel: residence of approximately 4,626 square feet, garage of approximately 386 square feet, and pool house of approximately 794 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 007-060-060, located at **900 Park Lane** in the Montecito area, First Supervisorial District.

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|-----------|--------------------------|---|--------------------------------|
| <b>5.</b> | <b>07BAR-00000-00079</b> | <b>Grassini Single Family Dwelling Addition</b> | <b>1775 Fernald Point Lane</b> |
|           | 07CDH-00000-00015        | (Jim Heaton, Planner 568-2516)                  | Ridgeline: N/A                 |

Request of Ken Mineau, architect for the owners, Larry and Sharon Grassini, to consider Case No. 07BAR-00000-00079 for **further conceptual review of a first floor addition of approximately 225 square feet and second story addition of approximately 1,331 square feet to the existing residence, and deck addition of approximately 110 square feet to the existing guesthouse.** The following structures currently exist on the parcel: residence of approximately 6,260 square feet with basement of approximately 200 square feet, cabana of approximately 360 square feet, detached garage of approximately 765 square feet, and guesthouse of approximately 743 square feet (located over existing detached garage). The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-007, located at **1775 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 4/23/07, 6/04/07 and 7/02/07.)

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

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|-----------|--------------------------|---|-----------------------------------|
| <b>6.</b> | <b>08BAR-00000-00058</b> | <b>Conk Partial Basement Conversion, Outdoor Barbecue &amp; Fireplace</b> | <b>1372 Oak Creek Canyon Road</b> |
|           | 08LUP-00000-00128        | (Errin Briggs, Planner 568-2047)  | Ridgeline: N/A                    |

Request of Robert Senn, architect for the owners, Chip and Laurie Conk, to consider Case No. 08BAR-00000-00058 for **conceptual review of a partial basement conversion to convert approximately 2,189 square feet into habitable space and the conversion of 2,715 square feet of unfinished basement to storage/mechanical space, a new pool pavilion with an outdoor barbecue and fireplace.** A portion of the existing basement would be

**“daylighted” on the south elevation to provide for a two-story appearance.** The following structures currently exist on the parcel: residence of approximately 6,246 square feet, garage of approximately 787 square feet, and guesthouse of approximately 797 square feet. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 5.71 acre parcel zoned RMZ-100 and shown as Assessor’s Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

**Azevedo Exercise/Meditation**

- |    |                          |                                 |                             |
|----|--------------------------|---------------------------------|-----------------------------|
| 7. | <b>08BAR-00000-00061</b> | <b>Accessory Dwelling</b>       | <b>400 Hot Springs Road</b> |
|    | 08LUP-00000-00141        | (Brian Banks, Planner 568-3559) | Ridgeline: N/A              |

Request of Morris Sobhani, architect for the owners, Celsco and Stephanie Azevedo, to consider Case No. 08BAR-00000-00061 for **conceptual review of an exercise/meditation accessory dwelling of approximately 600 square feet.** The following structures currently exist on the parcel: residence of approximately 4,384 square feet and an attached garage of approximately 344 square feet. The proposed project will not require grading. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 009-060-069, located at **400 Hot Springs Road** in the Montecito area, First Supervisorial District.

**Peterson New Single**

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|----|--------------------------|------------------------|---------------------------|
| 8. | <b>07BAR-00000-00344</b> | <b>Family Dwelling</b> | <b>871 Park Hill Lane</b> |
|    |                          | (No Planner Assigned)  | Ridgeline: N/A            |

Request of Bob Easton, architect for the owner, James Peterson, to consider Case No. 07BAR-00000-00344 for **conceptual review of a new residence of approximately 4,720 square feet, attached garage of approximately 735 square feet, a new pool approximately 16’ by 30’ and a new guesthouse of approximately 793 square feet.** There are currently no structures on the parcel. The proposed project will require approximately 1,240 cubic yards of cut and approximately 1,240 cubic yards of fill. The property is a 3.95 acre parcel zoned RMZ-40 and shown as Assessor’s Parcel Number 007-030-016, located at **871 Park Hill Lane** in the Montecito area, First Supervisorial District.

**Shapiro New Single Family**

- |    |                          |  |                         |
|----|--------------------------|--|-------------------------|
| 9. | <b>08BAR-00000-00053</b> | <b>Dwelling, Guesthouse &amp; Pool</b> | <b>669 Picacho Lane</b> |
|    | 08LUP-00000-00119        | (Eric Gage, Planner 568-2002)          | Ridgeline: N/A          |

Request of Glen Deisler, architect for the owners, John and Megan Shapiro, to consider Case No. 08BAR-00000-00053 for **conceptual review of a new two-story residence of approximately 6,013 square feet, detached garage of approximately 743 square feet, a detached garage of approximately 399 square feet, a guesthouse of approximately 760 square feet, and a new pool and spa.** There are currently no structures on the parcel. The proposed project will require approximately 2,800 cubic yards of cut and approximately 100 cubic yards of fill. (Note: Some cut is to remove fill brought in under a previous LUP & grading permit.) The property is a 2.10 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.