



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: April 23, 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 Ketzler	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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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 9, 2007 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. Selbert Garage Conversion
07BAR-00000-00025 and Single Family Dwelling Remodel 705 Riven Rock Road
06LUP-00000-00873 (Jim Heaton, Planner 568-2516) Ridgeline: N/A**

Request of Jennifer Foster, agent for the owners, James and Patricia Selbert, to consider Case No. 07BAR-00000-00025 for final approval on consent of an un-permitted remodel of the existing residence and conversion of the existing carport to a garage. The following structures currently exist on the parcel: residence of approximately 11,004 square feet with an attached garage of approximately 517 square feet, detached garage of approximately 945 square feet, and cabana of approximately 152 square feet. The proposed project will not require grading. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-130-014, located at 705 Riven Rock Road in the Montecito area, First Supervisorial District. (Continued from 2/26/07 and 3/12/07)

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 3:00 P. M.

FINAL APPROVAL

- 1. 01BAR-00000-00105 Rautiola Revised Landscaping 750 Riven Rock Road
02LUP-00002-00308 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A**

Request of Jack Kiesel, architect for the owners, Mr. and Mrs. Norm Rautiola, to consider Case No. 01BAR-00000-00105 for revised final approval of changes to previously approved landscaping. The following structures currently exist on the parcel: residence of approximately 5,700 square feet with an attached garage of approximately 1,000 square feet. The property is a 8.91-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-090-006, located at 750 Riven Rock Road in the Montecito area, First Supervisorial District. (Continued from 1/03/03)

- 2. 06BAR-00000-00048 Melograno Revisions 685 Cowles Road
06LUP-00001-00172 (Lisa Martin, Planner 568-2032) Ridgeline: N/A**

Request of Amy Taylor, architect for the owner, Richard Melograno, to consider Case No. 06BAR-00000-00048 for revised final approval of a trellis of approximately 223 square feet, a detached shop of approximately 294 square feet, an attached carport of approximately 342 square feet, and an attached storage building of approximately 111 square feet. The following structures currently exist on the parcel: residence of approximately 1,882 square feet with an attached 2nd residential unit of approximately 492 square feet and a detached garage of 294 square feet. The proposed project will

Ayala Lane in the Montecito area, First Supervisorial District. (Continued from 12/11/06, 12/18/06)

PRELIMINARY APPROVAL

6. 06BAR-00000-00304 Schwartz Wall 1727 Fernald Point Lane
04CDH-00004-00007 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Mark Schwartz, to consider Case No. 06BAR-00000-00304 for preliminary/final approval of a new plaster wall six feet in height. The following structures currently exist on the parcel: residence of approximately 7,800 square feet with an attached garage of approximately 832 square feet (addition under construction, existing portion historic and relocated, undergoing renovation) and storage/guesthouse of approximately 715 square feet (historic, relocated and undergoing renovation). The proposed project will require no cut and approximately 10 cubic yards of fill. The property is a 1.5 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-003, located at 1727 Fernald Point Lane in the Montecito area, First Supervisorial District. (Continued from 1/08/07)

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

7. 07BAR-00000-00022 Eldred New Residence and Guest House 1437 S. Jameson Lane
07CDH-00000-00006 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Anthony Spann, Harrison Design Associates, architect for the owner, David Eldred, to consider Case No. 07BAR-00000-00022 for preliminary/final approval of a new residence of approximately 4,732 square feet with an attached garage of approximately 1,286 square feet, guest house of approximately 800 square feet, pool, and associated landscaping. The lot is currently vacant. The proposed project will require 100 cubic yards of cut and approximately 2,100 cubic yards of fill. The property is a 3.27 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 009-320-017, located at 1437 South Jameson Lane in the Montecito area, First Supervisorial District. (Continued from 2/26/07)

8. 06BAR-00000-00216 Kohansamad Demo/Rebuild Single Family Dwelling & Playroom/Workshop 744 Ashley Road
06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for preliminary approval of a new residence of approximately 4,449 square feet with an attached garage of approximately 799 square feet, and detached playroom/workshop of approximately 671 square feet. The following structure currently exists on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 193 cubic yards of cut and approximately 266 cubic yards of fill with 73 cubic yards imported. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at 744 Ashley Road in the Montecito area, First Supervisorial District. (Continued from 9/25/06, 11/13/06, and 3/12/07)

CONCEPTUAL REVIEW

9. **07BAR-00000-00063** **Lawarre Single Family Dwelling Addition and Garages** **1599 East Valley Road**
(no planner assigned) **Ridgeline: N/A**
- Request of Ray Ketzel, Ketzel 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. (Continued from 4/09/07)
10. **05BAR-00000-00258** **Lufkin Single Family Dwelling Addition and Remodel** **135 Pomar Lane**
05CDH-00000-00038 (Holly Bradbury, Planner 568-3577) **Ridgeline: N/A**
- Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for further conceptual review of an addition to an existing residence, consisting of a first floor addition of approximately 346 square feet, a second floor addition of approximately 603 square feet, and a remodel of approximately 448 square feet. Also, a five foot wide and twenty-eight foot long bridge will be included as part of the project. The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with an attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-322-002, located at 135 Pomar Lane in the Montecito area, First Supervisorial District. (Continued from 11/21/05)
11. **07BAR-00000-00016** **Jaeger Single Family Dwelling Addition** **45 Humphrey Road**
07CDH-00000-00004 (Selena Buoni, Planner 568-2910) **Ridgeline: N/A**
- Request of Tom Ochsner, architect for the owner, Jason Jaeger, to consider Case No. 07BAR-00000-00016 for further conceptual review of a residential addition of approximately 307 square feet (104 square foot entryway and 203 square foot bedroom/bath addition). The smaller existing storage shed will be removed as well as the portion of the larger shed that lies within the 10-foot sideyard setback. The following structures currently exist on the parcel: residence of approximately 1,725 square feet and two detached storage sheds of 523 total square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.31 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-010, located at 45 Humphrey Road in the Montecito area, First Supervisorial District. (Continued from 2/12/07)

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

12. **07BAR-00000-00079** **Grassini Single Family Dwelling Addition** **1775 Fernald Point Lane**
(no planner assigned) **Ridgeline: N/A**

Request of Ken Mineau, architect for the owners, Larry and Sharon Grassini, to consider Case No. 07BAR-00000-00079 for conceptual review of a first floor addition of approximately 235 square feet, second story addition of approximately 2,394 square feet, and basement addition of 400 square feet to the existing residence, and deck addition of approximately 108 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 1.0 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.

13. **07BAR-00000-00028** **Dene Demo/New Single Family Dwelling and Garage** **416 Camphor Place**
07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) **Ridgeline: N/A**

Request of Dan Melville, agent for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for further conceptual review and preliminary/final approval of a new two-story residence of approximately 2,987 square feet with a detached garage of approximately 441 square feet. The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, detached garage of approximately 324 square feet, guest house of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to be demolished). The proposed project will require removal of up to 11 trees (including one 9-inch and one 13-inch oak) and approximately 40 cubic yards of cut and approximately 40 cubic yards of 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 2/26/07 and 4/09/07)