



# COUNTY OF SANTA BARBARA

## **REVISED AGENDA**

**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW AGENDA  
Library and SITE VISITS**

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

**Meeting Date: April 24, 2006  
3:00 P.M.**

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**Revisions:** Item #12, Westmont College – Phase 1 Development, has been added to the Standard Agenda.

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

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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.

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**Site Visits - 2:00 P.M.**

**Item No. 7 – Stoll Pool Cabana – 1481 East Mountain Drive**

**Item No. 8 – Terzian Demo/SFD Replacement, Cabana Remodel – 1491 Edgecliff Lane**

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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 10, 2006 will be considered.

IV. **MONTECITO CONSENT AGENDA:** None

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.**

**FINAL APPROVAL**

**1. 05BAR-00000-00045 Shand Single Family Dwelling Addition  
425 Alcalá Lane**

05LUP-00000-00345 (Amy Trester, Planner 568-568-3116) Ridgeline: N/A

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **revised final approval of an addition of approximately 309 square feet.** The following structures currently exist on the parcel: residence of approximately 2,576 square feet and pool house of approximately 875 square feet. The proposed project will require approximately 8.3 cubic yards of cut and no fill. The property is a 0.72 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-049, located at **425 Alcalá Lane** in the Montecito area, First Supervisorial District. **(Continued from 3/28/05, 4/25/05, 5/9/05, and 3/20/06)**

**2. 05BAR-00000-00285 Delorenzo Gates 1379 School  
House Road**

05LUP-00000-01241 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jason Grant, agent for the owner, John Delorenzo, to consider Case No. 05BAR-00000-00285 for **revised final approval of new entry gates, pedestrian gate, and plaster finish on existing residence.** The following structures currently exist on the parcel: residence of approximately 3,152 square feet and detached garage of 400 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-025, located at **1379 School House Road** in the Montecito area, First Supervisorial District. **(Continued from 12/05/05 and 1/9/06)**

**3. 00-BAR-237 Oak Creek Canyon, LLC New Residence/Garage  
/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 for reconfigured retaining walls, revised pool dimensions and location, and a revised spa location 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, and 4/10/06)**

**4. 03BAR-00000-00133 Ylvisaker Demo and New Residence 416 Pimiento Lane**  
03LUP-00000-00762 (Robert Dostalek, Planner 568-2054) Ridgeline: N/A

Request of Kim Reicks, agent for the owners, Don and Anna Ylvisaker, to consider Case No. 03BAR-00000-00133 for **final approval for a remodel and additions to the existing 1,250 square foot single family residence resulting in an approximately 2,318 square foot residence with an attached approximately 502 square foot garage. The existing 674 square foot detached garage would be demolished to accommodate the new construction.** The following structures currently exist on the parcel: a single family residence of approximately 1,240 square feet and garage of approximately 674 square feet. The proposed project will require approximately 186 cubic yards of cut and approximately 186 cubic yards of fill. The property is an approximately 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-058, located at **416 Pimiento Lane** in the Montecito area, First Supervisorial District. **(Continued from 6/2/03, 8/18/03, 7/11/05, and 8/08/05)**

**PRELIMINARY APPROVAL**

**5. 06BAR-00000-00048 Melograno Garages, Trellis, and Storage Shed 685**  
**Cowles Road**

06LUP-00000-00172 (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 **preliminary approval of existing detached garage of approximately 294 square feet, new attached garage of approximately 210 square feet, existing attached storage shed of approximately 111 square feet, and existing trellis of approximately 223 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 492 square feet. The proposed project will require no cut and approximately 5 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-044, located at **685 Cowles Road** in the Montecito area, First Supervisorial District. **(Continued from 3/20/06)**

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

**6. 05BAR-00000-00218 Kavoian Residential Addition and New Garages**  
**1940 Tollis Avenue**

05LUP-00000-01117 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Peter Kavoian, architect/owner, to consider Case No. 05BAR-00000-00218 for **preliminary approval of a residential addition of approximately 2,044 square feet, (1,393 square feet first & second floors and 651 square foot basement), a new attached garage of 896 square feet, a new 791 square foot**

**detached guesthouse garage, a new 666 square foot pool cabana with attached 706 square foot covered pavilion and 253 square foot uncovered pavilion deck, the demolition and rebuild of a pool with spa, and associated hardscape and landscape improvements including a new pond. A 1,011 square foot detached garage with guestroom and a detached carport would be demolished.** The following structures currently exist on the parcel: residence of approximately 13,029 (net) square feet, detached garage and guestroom of approximately 1,011 square feet, detached carport, two guesthouses of approximately 800 and 850 square feet, swimming pool and tennis court. The proposed project will require approximately 150 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 4.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-007, located at 1940 Tollis Avenue in the Montecito area, First Supervisorial District. **(Continued from 9/12/05)**

**CONCEPTUAL REVIEW**

<b>7.</b>	<b>05BAR-00000-00286</b>	<b>Stoll Pool Cabana</b>	<b>1481 East Mountain Drive</b>
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<hr/> 06LUP-00000-00046 (Nicole Mashore, Planner 884-8068)	Ridgeline: N/A
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Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **further conceptual review of a 3,279 square foot basement conversion, pool cabana of 800 square feet, pool, as-built grading of 650 cubic yards (fill) and an as-built retaining wall 4 feet in height with associated hardscape and landscape improvements.** No trees are proposed for removal and no lighting is proposed. Approximately 1,200 cubic yards of cut and 230 cubic yards of new fill are proposed. The following structures currently exist on the parcel: residence of approximately 4,800 square feet, garage of approximately 700 square feet. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 12/05/05 and 3/20/06)**

<b>8.</b>	<b>06BAR-00000-00018</b>	<b>Terzian Demolition, SFD Replacement and Cabana Remodel</b>	<b>1491 Edgecliff Lane</b>
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<hr/> 05CDH-00000-00026 (Allen Bell, Planner 569-2033)	Ridgeline: N/A
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Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **further conceptual review of a replacement residence of approximately 5,197 square feet with attached garage of approximately 442 square feet, demolition of existing residence and accessory structure, and remodel of exterior and interior of existing cabana.** The following structures currently exist on the parcel: residence of approximately 924 square feet with an attached garage of approximately 442 square feet, cabana of approximately 1,515 square feet and accessory building of approximately 770 square feet. The proposed project will require no grading. The property is a 0.59 acre 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)**

<b>9.</b>	<b>06BAR-00000-00079</b>	<b>Lambert New Detached Garages</b>	<b>910 Hot Springs Road</b>
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<hr/> 06LUP-00000-00258 (Nicole Mashore, Planner 884-8068)	Ridgeline: N/A
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Request of Larry Graves, architect for the owner, Larry Lambert, to consider Case No. 06BAR-00000-00079 for **conceptual review of two new detached 3-car garages of**

**approximately 780 square feet each, an extension of an existing driveway and associated hardscape improvements.** The following structures currently exist on the parcel: residence of approximately 1,050 square feet, guest house of approximately 600 square feet, 3-car garage of approximately 989 square feet, and pool equipment building of approximately 154 square feet. The proposed project will not require grading. The property is a 2.61 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-024, located at **910 Hot Springs Road** in the Montecito area, First Supervisorial District.

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

**10. 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. **(Continued from 4/10/06)**

**11. 06BAR-00000-00075 Casey Single Family Dwelling Addition and Renovation/Remodel 1426  
Greenworth Place**

(no planner assigned)

Ridgeline: N/A

Request of Mark Kirkhart, agent for the owners, Mary Casey and Mark Kirkhart, to consider Case No. 06BAR-00000-00075 for **conceptual review of a renovation/remodel to existing residence, including conversion of approximately 397 square feet of existing garage area, approximately 76 square feet of existing porch area, and approximately 120 square feet of existing deck area to habitable space, as well as an addition of approximately 152 square feet to existing residence and new attached 2-car garage of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,427 square feet square feet with attached garage of approximately 397 square feet. The proposed project will require approximately 136 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.37 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-190-003, located at **1426 Greenworth Place** in the Montecito area, First Supervisorial District.

**DISCUSSION ITEM**

**12. 01BAR-00000-00272 Westmont College – Phase 1 Development 955  
La Paz Road**

90CP-096 RV01 (Alex Tuttle, Planner 884-6844)

Ridgeline: Urban

Request of Laurel Perez, agent for the owner, Westmont College, for the MBAR to consider Case No. 01BAR-00000-00272 and **discuss all proposed Phase 1 improvements, including the realignment of the internal campus drive on the west side of the Academic Center, construction of new lower Cold Spring Road entrance and drive, rough grading of the Academic Center Complex and construction of the following: Winter Hall for Science and Math of approximately 45,000 square feet, Art Center of approximately 32,000 square feet, Central Plant of approximately 6,000 square feet, Sculpture Studio of approximately 2,500 square feet, new Residence Hall Complex of approximately 39,000 square feet, Observatory of approximately 3,000 square feet, Chapel/Auditorium of approximately 30,000 square feet, and addition of approximately 2,000 square feet (subsequent phases to include additional square feet) to existing Dining Commons.** 52 structures currently exist on the campus: providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property is a 111 acre parcel zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at 955 La Paz Road in the Montecito area, First Supervisorial District. **(Continued from 4/19/02 and 8/23/04)**