



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA
Meeting of April 25, 2005

3:10 P.M.

Revised Agenda 4/19/05

Marsha Zilles
Michele Michaelson
Library

Raymond Ketzler

Donald Nulty - Vice Chair

Anthony Spann - Chair

Sam Maphis

Peter Edwards

Kim Yanagihara - MBAR Secretary

Julie Harris - Planner III

Santa Barbara County
Montecito Community Hall &

1469 East Valley Road
Santa Barbara, California 93108
(805) 568-2000

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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 (2:30 PM)** to answer questions if needed, and to observe the announcement regarding your item at 3:10 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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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 11, 2005 will be considered.
- IV. **MONTECITO CONSENT AGENDA**

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:30 P.M.

- C-1. 04BAR-00000-00174 Gallagher Residence Addition and Remodel 655 Chelham Way**
04LUP-00000-00695 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
Request of Gary A. Jensen, architect for the owners, James and Katherine Gallagher, to consider Case No. 04BAR-00000-00174 for **final on consent of a first floor addition of approximately 89.4 square feet, second floor addition of approximately 392.6 square feet, garage addition of approximately 445 square feet and deck of approximately 92 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,538.6 square feet, a garage of approximately 282 square feet (to be demolished), a shed of approximately 62 square feet and basement of approximately 795 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The property is a 0.2 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-132-004, located at **655 Chelham Way** in the Montecito area, First Supervisorial District. **(Continued from 8/9/04 and 9/13/04)**
- C-2. 04BAR-00000-00203 Tragos Residential Addition 810 Buena Vista Drive**
04LUP-00000-00805 (Morgan Jones, Planner 568-2015) Ridgeline: N/A
Request of Peter Kavoian, agent for the owner, Bill Tragos, to consider Case No. 04BAR-00000-00203 for **final on consent of a residential addition of approximately 2,099 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,257 (habitable) square feet, attached garage of approximately 391 square feet, and attached secondary residential unit of approximately 303 (habitable) square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 1.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-025, located at **810 Buena Vista Drive** in the Montecito area, First Supervisorial District. **(Continued from 9/27/04, 10/11/04, 11/22/04 and 12/6/04)**
- C-3. 04BAR-00000-00044 Copley New Residence with Attached Garage 871 Oak Grove Drive**
03LUP-00000-01363 (Mark Walter, Planner 568-2852) Ridgeline: N/A/Urban
Request of Nigel Copley, owner, to consider Case No. 04BAR-00000-00044 for **final on consent of a new residence of approximately 3,754 square feet (first floor approximately 1,440 square feet and second floor approximately 2,314 square feet), with attached garage of approximately 420 square feet and porches of approximately 338 square feet.** Approximately 175 linear feet of retaining wall are proposed. The project will require approximately 260 cubic yards of grading, with cut and fill to be balanced on-site. No structure currently exist on the parcel. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-030, located at **871 Oak Grove Drive**, in the Montecito area, First Supervisorial District. **(Continued from 3/22/04, 4/19/04 6/21/04 and 3/28/05)**
- C-4. 05BAR-00000-00038 Gilman Second Story Addition to Single Family Dwelling 811 Picacho Lane**
05LUP-00000-00200 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

following structure currently exists on the parcel: single family residence of approximately 2,307 square feet. The proposed project will require approximately 1 cubic yards of cut and approximately 1 cubic yards of fill. The property is a 1.3 acre foot parcel zoned E-3 and shown as Assessor's Parcel Number 007-110-044, located at **2125 Piedras Drive** in the Montecito area, First Supervisorial District. **(Continued from 3/28/05)**

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

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| 1. | <u>05BAR-00000-00008</u> | Hazard Single Family Dwelling
Addition and Loggia | <u>2035 Birnam Wood Drive</u> |
| | 05LUP-00000-00042 (Peter Lawson, Planner 568-2021) | | Ridgeline: N/A |

Request of Elizabeth Sorgman, architect for the owner, Robert Hazard to consider Case No. 05BAR-00000-00008 for **final approval of a change of use: to convert a carport and rear loggia to habitable space, add a bay window in breakfast area and detached loggia structure. The project is a approximate 712 square foot addition/conversion and 464 square foot detached loggia structure.** The following structures currently exist on the parcel: 1 single family dwelling of approximately 4,609 square feet, attached 826 square foot garage and 210 square foot pool house. The proposed project will not require grading. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-039, located at 2035 Birnam Wood Drive in the Montecito area, First Supervisorial District. **(Continued from 2/7/05 and 2/28/05)**

PRELIMINARY APPROVAL

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| 2. | <u>05BAR-00000-00010</u> | Knight Cabana | <u>812 Buena Vista Avenue</u> |
| | 05LUP-00000-00048 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |

Request of Don Nulty, architect for the owner, Charlie Knight, to consider Case No. 05BAR-00000-00010 for **preliminary/final approval of a new 800 square foot cabana, new pool and spa of approximately 800 square feet.** The following structures currently exist on the parcel: 2,733 square foot house and 500 square foot garage. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 1.13 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-023, located at **812 Buena Vista Avenue** in the Montecito area, First Supervisorial District. **(Continued from 2/7/05)**

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| 3. | <u>05BAR-00000-00012</u> | Rice Addition | <u>121 Olive Mill Lane</u> |
| | 05CDP-00000-00003 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |

Request of Robert Senn, architect for the owners, Arthur Rice, to consider Case No. 05BAR-00000-00012 for **preliminary approval of an 844 square foot addition to a single family dwelling.** The following structures currently exist on the parcel: residence of approximately 4,026 square feet, guest house of 800 square feet and tennis cabana of approximately 189 square feet. The proposed project will require approximately 5 cubic

yards of cut and approximately 5 cubic yards of fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-029, located at **121 Olive Mill Lane** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05)**

4. **05BAR-00000-00025 Warren Single Family Dwelling Addition 1331 Danielson Road**
05CDP-00000-00025 (Alice Daly, Planner 568-2092) Ridgeline: N/A
- Request of Thomas Moore, architect for the owners, Meg Warren, to consider Case No. 05BAR-00000-00025 for **preliminary approval of a residential addition of approximately 736 square feet**. The following structures currently exist on the parcel: 2,227 square foot residence (duplex) with attached garage of approximately 570 square feet. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-313-013, located at **1331 Danielson Road** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05)**
5. **02BAR-00000-00109 Damron Single Family Residence 1076 The Fairway Road**
(Adrienne Domas, Planner 568-2002) Ridgeline: N/A
- Request of Bob Easton, architect for the owner, Jim Damron, to consider Case No. 02BAR-00000-00109 for **preliminary/final approval of construction of a new 1,072 square foot attached garage to an existing 8,306 square foot residence**. The following structure currently exists on the parcel: residence of approximately 8,306 square feet. The proposed project will require approximately 607 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.94 acre parcel zoned I-E-I and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. **(Continued from 11/3/04 and 3/28/05)**
6. **04BAR-00000-00020 Berman New Residence and Attached Garage/Storage 780 Ashley Road**
03LUP-00000-00067 (Anne Almy, Planner, 568-2053) Ridgeline: N/A/Urban
- Request of Monarc Designs, architect for the owner, Stephen Berman, to consider Case No. 04BAR-00000-00020 for **preliminary/final approval of a new residence of approximately 5,493 square feet and attached garage of approximately 741 square feet and storage space of approximately 159 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 214 cubic yards of cut and fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. **(Continued from 2/23/04, 9/27/04, 11/8/04, 12/20/04 and 3/14/05)**
7. **04BAR-00000-00348 Jones New Residence, Garage and Guesthouse 1372 Oak Creek Canyon Road**
04LUP-00000-01335 (Alice Daly, Planner, 568-2059) Ridgeline: Applicable
- Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **preliminary approval of a new residence of approximately 6,250 square feet garage of approximately 787 square feet and guesthouse of approximately 799 square feet**. The parcel is currently vacant. The proposed project will require approximately 1,650 cubic yards of cut and approximately 1,300 cubic yards of fill.

The property is a 6.048 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)

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P. M.

CONCEPTUAL REVIEW

- 8. 05BAR-00000-00092 Cooper Single Family Dwelling Remodel 759 Via Manana**
(No Planner Assigned) Ridgeline: N/A
Request of Tom Smith, architect for the owners Robert and Vanessa Cooper, to consider Case No. 05BAR-00000-00092 for **conceptual review of a change to an exterior of a existing residence of approximately 716 square feet.** The following structures currently exist on the parcel: residence of approximately 5,000 square feet. The property is a .96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District.
- 9. 05BAR-00000-00085 Douglas New Single Family Dwelling 940 Hot Springs Road**
(No Planner Assigned) Ridgeline: N/A
Request of Jennifer Foster, architect for the owners, Diandra de Morell Douglas, to consider Case No. 05BAR-00000-00085 for **conceptual review of new single family dwelling of approximately 2,017 square feet, stalls and tack of approximately 1,512 square feet and covered parking of approximately 480 square feet.** The following structures currently exist on the parcel: storage shed of approximately 240 square feet, pool shed approximately 161 square feet, pool house of approximately 1,568 square feet, tennis court of approximately 6,953 square feet and pool of approximately 1,556 square feet. The proposed project will require approximately 670 cubic yards of cut and approximately 44 cubic yards of fill. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-047, located at **940 Hot Springs Road** in the Montecito area, First Supervisorial District.
- 10. 05BAR-00000-00091 Gutterman Single Family Dwelling Demolition/Rebuild 440 Camphor Place**
05LUP-00000-00365 (No Planner Assigned) Ridgeline: N/A
Request of Sophie Calvin, architect for the owners, Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for **conceptual review of a demolition to an existing residence of approximately 1,086 square feet, construction of a new deck of approximately 508 square feet, construction of a new single story residence of approximately 2,842 square feet, shed to be removed of approximately 169 square feet and greenhouse to be demolished of approximately 108 square feet.** The following structures currently

exist on the parcel: residence of approximately 1,086 square feet, greenhouse of approximately 108 square feet and shed of approximately 169 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 105 cubic yards of fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-019, located at **440 Camphor Place** in the Montecito area, First Supervisorial District.

11. **05BAR-00000-00060** **Grant New Cabana and Pergola** **1530 Mimosa Lane**
05LUP-00000-00248 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter Kavoian, architect for the owners, Geoffrey and Annette Grant, to consider Case No. 05BAR-00000-00060 for **conceptual review of a cabana of approximately 769 square feet and pergola of approximately 624 square feet**. The following structures currently exist on the parcel: residence and guest house of approximately 4,280 square feet. The property is a 1.75 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-140-031, located at **1530 Mimosa Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/05)

12. **05BAR-00000-00089** **Kern Single Family Dwelling Addition** **505 El Bosque Road**
(No Planner Assigned) Ridgeline: N/A

Request of Beth Brown, agent for the owners, Dale Kern, to consider Case No. 05BAR-00000-00089 for **conceptual review of an attached patio enclosure of approximately 392 square feet**. The following structures currently exist on the parcel: residence of approximately 1,844 square feet. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-011, located at **505 El Bosque Road** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.

13. **05BAR-00000-00095** **Bookout Enclosed Sun Room** **1521 East Valley Road**
05LUP-00000-00376 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Neal Silverman, agent for the owners, Margaret Bookout, to consider Case No. 05BAR-00000-00095 for **conceptual/preliminary review of an enclosed sun room of approximately 278 square feet**. Approximately 74 square feet of open deck will remain. The following structures currently exist on the parcel: duplexes of approximately 1,600 square feet. The property is a 2,200 square foot parcel zoned 6-R-2 and shown as Assessor's Parcel Number 007-570-004, located at **1521 East Valley Road** in the Montecito area, First Supervisorial District.

14. **05BAR-00000-00045** **Shand Single Family Dwelling Addition** **425 Alcalá Lane**
05LUP-00000-0-0345 (Richard Kentro, Planner 568-3509) Ridgeline: N/A

Request of Brian Hofer, agent for the owners, Bobby and Susan Shand to consider Case No. 05BAR-00000-00045 for **further conceptual review of an addition and remodel to an existing residence of approximately 1,281 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 250 cubic yards of cut and approximately 0 cubic yards of 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 Alcala Lane** in the Montecito area, First Supervisorial District. **(Continued from 3/28/05)**

15. 05BAR-00000-00098 Price Demolition/New Residence & Art Studio 1212 East Valley Road

05LUP-00000-0425 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Neville H. Price, architect/owners, to consider Case No. 05BAR-00000-00098 for **conceptual review of demolition of a residence and carport and the construction of a new residence of approximately 3,620 square feet, art studio of approximately 560 square feet and garage of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet and carport of approximately 400 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 1.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-022, located at **1212 East Valley Road** in the Montecito area, First Supervisorial District.

16. 05BAR-00000-00099 Marsted & Bermant New Single Family Dwelling 660 Orchard Avenue

(No Planner Assigned) Ridgeline: N/A

Request of Peikert Group, architect for the owners, Melissa Marsted and Andrew Bermant to consider Case No. 05BAR-00000-00099 for **conceptual review of a new residence of approximately 3,108 square feet and garage of approximately 518 square feet.** There is no structure currently on the parcel. The proposed project will require approximately 40 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.17 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-013, located at **660 Orchard Avenue** in the Montecito area, First Supervisorial District.

17. 05BAR-00000-00101 Montgomery Pergola 755 San Ysidro Road

05MOD-00000-00001 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Parker G. Montgomery, owner to consider Case No. 05BAR-00000-00101 for **conceptual review of a modification of the front yard set back to allow an unpermitted pergola to remain within the required setback. The pergola is approximately 31 feet by 16 feet and has a maximum height of 8 feet.** The property is a 0.95 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District.

18. 05BAR-00000-00100 Wilkie New Single Family Dwelling and Garage 1664 East Valley Road

(No Planner Assigned) Ridgeline: N/A

Request of Harwood White, architect for the owners, Michael Wilkie, to consider Case No. 05BAR-00000-00100 for **conceptual review of a new single family residence of approximately 4,314 square feet and garage of approximately 743 square feet.** There is no structure currently existing on the parcel. The proposed project will require approximately 445 cubic yards of cut and approximately 445 cubic yards of fill. The property is a 3.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District.

