



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: May 5, 2008
Special Meeting Time: 5:00 P.M.

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

NOTICE: Beginning June 2008, all revised plan sets will be due to Planning and Development the Monday at 5 PM prior to the scheduled MBAR meeting. The planner's memo providing comments to the MBAR will be posted with the MBAR agenda on the website by noon the Thursday prior to the MBAR meeting.

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzal	Jason Moore	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
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.
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Site Visits - 1:30, 2:00, and 2:30 P.M.:

View Story Poles for Item No. 7 – Genandry Addition and Cabana – 660 Cowles Road;

View Story Poles for Item No. 9 – Grassini SFD Addition – 1775 Fernald Point Lane; and

View Story Poles for Item No. 14 – Peterson New SFD – 871 Park Hill 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 21, 2008 will be considered.
- IV. MONTECITO CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:45 P.M.

- C-1. 08BAR-00000-00005 Grewal New Cabana & Trellis 1680 East Valley Road**
08LUP-00000-00017 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Randeep Grewal, to consider Case No. 08BAR-00000-00005 for **preliminary/final approval on consent of an approximately 750 square foot cabana with an approximately 125 square foot trellis.** The following structure currently exists on the parcel: residence of approximately 6,307 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 007-120-019, located at **1680 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 2/25/08 and 4/07/08.)

- C-2. 08BAR-00000-00060 Wood Covered Terrace 900 Park Lane**
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 **final approval on consent 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. (Continued from 4/21/08.)

- C-3. 08BAR-00000-00061 Azevedo Exercise/Meditation 400 Hot Springs Road**
08LUP-00000-00141 Accessory Dwelling (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 **preliminary/final approval on consent 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. (Continued from 4/21/08.)

- 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 5:00 P. M.

DISCUSSION ITEM

1. Freston Retaining Wall 2300 Bella Vista Drive
Ridgeline: N/A

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, **for MBAR to render its advice on an existing retaining wall.** The property is a 40 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District.

FINAL APPROVAL

2. 05BAR-00000-00300 Kogevinas Revisions 171 Olive Mill Lane
05CDP-00002-00139 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **revised final approval of window and door modifications to previously approved plan.** The following structures currently exist on the parcel: residence of approximately 1,790 square feet with an attached garage of approximately 334 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05, 2/06/06, 3/13/06, 5/08/06, 6/19/06 and 8/27/07.)

PRELIMINARY APPROVAL

3. 08BAR-00000-00025 Craig Additions and Garage 117 Palm Tree Lane
08CDP-00000-00037 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Richard Starnes, architect for the owners, Mr. and Mrs. Paul Craig, to consider Case No. 08BAR-00000-00025 for **preliminary/final approval of an approximately 697 square foot addition to an existing residence, an approximately 900 square foot new garage and an approximately 900 square foot basement.** The following structures currently exist on the parcel: residence of approximately 2,019 square feet with an attached garage of approximately 472 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 23,850 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-211-030, located at **117 Palm Tree Lane** in the Montecito area, First Supervisorial District. (Continued from 3/10/08.)

4. 05BAR-00000-00266 Solomon Single Family Dwelling,
Cabana, Guest House & Pool 1782 Jelinda Drive
05CDP-00000-00124 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Lawrence Solomon, to consider Case No. 05BAR-00000-00266 for **revised preliminary approval of a new residence of approximately 4,000 square feet with attached garage of approximately 568 square feet, a cabana of approximately 681 square feet, and a guest house of approximately 800 square feet.** The property is currently vacant. The proposed project will require approximately 1,250

square foot and a pool house of approximately 515 square foot. The following structures currently exist on the parcel: residence of approximately 2,680 square feet and a detached garage of approximately 400 square feet. The proposed project will not require grading or fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-012, located at **660 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 4/07/08.)

8. **08BAR-00000-00053** **Shapiro New Single Family Dwelling, Guesthouse & Pool** **669 Picacho Lane**
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 and preliminary/final approval 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 1,900 cubic yards of cut and approximately 700 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. (Continued from 4/21/08.)

9. **07BAR-00000-00079** **Grassini Single Family Dwelling Addition** **1775 Fernald Point Lane**
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, 7/02/07 and 4/21/08.)

10. **08BAR-00000-00075** **Harte Accessory Structures** **1853 San Leandro Lane**
08CDP-00000-00046 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Nancy Goslee Power, architect for the owners, Anne and Houston Harte, to consider Case No. 08BAR-00000-00075 for **conceptual review of a new carport of approximately 506 square feet, lath house of approximately 518 square feet, garden shed of approximately 244 square feet and a trellis of approximately 186 square feet.** The following structures currently exist on the parcel: residence of approximately 2,465 square feet and a playroom of approximately 580 square feet. The proposed project will not require grading or fill. The property is a 0.55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-022, located at **1853 San Leandro Lane** in the Montecito area, First Supervisorial District.

- 11. 08BAR-00000-00070 Mackall Addition 330 Sheffield Drive**
08CDH-00000-00008 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Britt Jewett, architect for the owner, Debbie Mackall, to consider Case No. 08BAR-00000-00070 for **conceptual review of an addition to existing residence of approximately 196 square feet.** The following structures currently exist on the parcel: residence of approximately 4,283 square feet. The proposed project will not require grading or fill. The property is a 1.22 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-006, located at **330 Sheffield Drive** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 7:00 P. M.

- 12. 08BAR-00000-00074 Browne Addition 1160 Fife Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Victor Schumacher, architect for the owner, Anthony Browne, to consider Case No. 08BAR-00000-00074 for **conceptual review of an addition to existing residence of approximately 880 square feet.** The following structures currently exist on the parcel: residence of approximately 4,275 square feet, an attached garage of approximately 764 square feet and a pool house of approximately 838 square feet. The proposed project will not require grading or fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-040, located at **1160 Fife Lane** in the Montecito area, First Supervisorial District.

- 13. 08BAR-00000-00079 Shirokow Revised Addition 1413 Schoolhouse Road**
08LUP-00000-00172 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Laura Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 08BAR-00000-00079 for **conceptual review of a remodel of residence of approximately 1,081 square feet and an attached garage remodel of approximately 529 square feet.** The following structures currently exist on the parcel: residence of approximately 3,571 square feet and a cabana of approximately 841 square feet. The proposed project will require zero cubic yards of cut and approximately 43 cubic yards of fill. The property is a 55,025 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** in the Montecito area, First Supervisorial District.

- 14. 07BAR-00000-00344 Peterson New Single Family Dwelling 871 Park Hill Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Bob Easton, architect for the owner, James Peterson, to consider Case No. 07BAR-00000-00344 for **further 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. (Continued from 4/21/08.)