



COUNTY OF SANTA BARBARA

**MONTECITO
BOARD OF ARCHITECTURAL REVIEW AGENDA**
Library
Meeting Date: May 8, 2006
3:00 P.M.

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

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketznel	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.
 - 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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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 24, 2006 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. STAFF UPDATE:**

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:10 P. M.

DISCUSSION ITEM

1. Adopted Height Calculation Methodology

(Noel Langle, Planner 568-2009)

Request of the Montecito Board of Architectural Review to receive a presentation from Noel Langle, Planning and Development, to review and discuss the newly adopted height calculation methodology.

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

FINAL APPROVAL

**2. Oak Creek Canyon, LLC New Residence/Garage
00-BAR-237 /Artist Studio/Guesthouse1369 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, revised landscaping plan, 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, 4/10/06, and 4/24/06)**

PRELIMINARY APPROVAL

**3. 05BAR-00000-00300
Olive Mill Lane**

Kogevinas Additions

171

05CDP-00000-00139 (Lisa Martin, Planner 568-2032)

Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **preliminary approval of an addition to the existing residence of approximately 857 square feet, a garage conversion to habitable space of approximately 364 square feet, a new attached garage of approximately 437 square feet, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 215 square feet, a new swimming pool and spa, an exterior fireplace, and new entry gates.** The following structures currently exist on the

parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 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 and 2/06/06)**

CONCEPTUAL REVIEW

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| 4. | Slater Single Family Dwelling and Pool House | 303 |
| 06BAR-00000-00083 | | |
| Meadowbrook Drive | | |
| (no planner assigned) | | Ridgeline: Urban |
| Request of Dawn Sherry, architect for the owner, Scott Slater, to consider Case No. 06BAR-00000-00083 for conceptual review of new residence of approximately 5,928 square feet with attached garage of approximately 936 square feet, pool of approximately 510 square feet, and pool house of approximately 727 square feet. This lot is currently vacant. The proposed project will require approximately 300 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.38 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-012, located at 303 Meadowbrook Drive in the Montecito area, First Supervisorial District. | | |
| 5. | Holroyd Single Family Dwelling Demolition/Rebuild | 865 Buena |
| 05BAR-00000-00274 | | |
| Vista Avenue | | |
| 06LUP-00000-00218 (Holly Bradbury, Planner 568-3577) | | Ridgeline: N/A |
| Request of Nils Holroyd, to consider Case No. 05BAR-00000-00274 for further conceptual review of demolition of existing residence and rebuild of new residence of approximately 4,500 square feet, attached work shop of 600 square feet, pool cabana of approximately 450 square feet, and detached garage of approximately 800 square feet, and pool. The following structures currently exist on the parcel: residence of approximately 1,800 square feet and studio of approximately 700 square feet. The proposed project will require not require grading. The property is a 1.006 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-007, located at 865 Buena Vista Avenue in the Montecito area, First Supervisorial District. (Continued from 11/21/05) | | |
| 6. | Holroyd Single Family Dwelling Demolition/Rebuild | 605 |
| 06BAR-00000-00081 | | |
| Parra Grande Lane | | |
| 06LUP-00000-00313 (Holly Bradbury, Planner 568-3577) | | Ridgeline: N/A |
| Request of Sam Holroyd, architect/owner, to consider Case No. 06BAR-00000-00081 for conceptual review of new residence of approximately 3,290 square feet (net) with attached garage of approximately 640 square feet (net) and pool. The following structures currently exist on the parcel: residence of approximately 600 square feet and outbuilding of approximately 180 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 700 cubic yards of fill. The property is an 0.48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-014, located at 605 Parra Grande Lane 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.**

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| 7. | 06BAR-00000-00085 | Grant Covered Patios/Trellises | 1530 |
| Mimosa Lane | | | |
| 06LUP-00000-00327 (Nicole Mashore, Planner 884-8068) | | Ridgeline: N/A | |
| <p>Request of Tai Yeh, architect for the owner, Annette Grant, to consider Case No. 06BAR-00000-00085 for conceptual review of two covered patios with trellises of approximately 336 and 480 square feet and the demolition and rebuild of a swimming pool with spa. The following structures currently exist on the parcel: residence of approximately 3,480 square feet and guest house of approximately 800 square feet. The proposed project will not require grading. 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.</p> | | | |
| Debin Single Family Dwelling | | | |
| 8. | 06BAR-00000-00084 | Addition/Accessory Structure | 651 Para |
| Grande Lane | | | |
| 06LUP-00000-00323 (Holly Bradbury, Planner 568-3577) | | Ridgeline: N/A | |
| <p>Request of Peter Becker, architect, to consider Case No. 06BAR-00000-00084 for conceptual review of an addition of 424 square feet (144 square feet to entry hall, 280 square feet to master bedroom) to existing residence. The following structures currently exist on the parcel: residence of approximately 2,038 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is an 28,980 square foot parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-011, located at 651 Parra Grande Lane in the Montecito area, First Supervisorial District.</p> | | | |
| Largura Single Family Dwelling | | | |
| 9. | 06BAR-00000-00090 | and Guesthouse | 2480 Bella |
| Vista Drive | | | |
| 06LUP-00000-00349 (Nicole Mashore, Planner 884-8068) | | Ridgeline: Rural | |
| <p>Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 06BAR-00000-00090 for conceptual review of a new residence of approximately 5,625 square feet with attached 1,120 square foot garage, guesthouse of approximately 929 square feet, pool, and associated landscape and hardscape improvements. The lot is currently vacant. The proposed project will require approximately 2,975 cubic yards of cut and no fill. Native vegetation removal of 22,000 square feet is proposed. The property is an 8.41 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-040-022, located at 2480 Bella Vista Drive in the Montecito area, First Supervisorial District.</p> | | | |
| Larson New Single Family | | | |
| 10. | 05BAR-00000-00301 Dwelling/ Garage/Grading1355 Oak Creek Canyon Road (Lot 2) | | |
| 06LUP-00000-00248 (Errin Briggs, Planner 568-2047) | | Ridgeline: Rural | |
| <p>Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for further conceptual review of a new residence of approximately 6,500 square feet with attached garage of approximately 794 square feet, and new guest house of approximately 800 square feet. The property is currently vacant. The proposed project will require approximately 1,460 cubic yards of</p> | | | |

cut and approximately 1,680 cubic yards of fill. The property is a 5.7 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-023, located at **1355 Oak Creek Canyon Road (Lot 2)** in the Montecito area, First Supervisorial District. (Continued from 1/9/06, 1/23/06, and 2/27/06)

The Representatives of the following items should be in attendance at this MBAR Meeting by 6:00 P. M.

PRELIMINARY APPROVAL

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| 11. | 04BAR-00000-00335 | Klink New Residence | 1787 Fernald Point Lane |
| | 04CDH-00000-00042 (Alice Daly, Planner, 568-2059) | | Ridgeline: N/A |
| | 06MOD-00000-00008 | | |
| | 06LLA-00000-00007 | | |

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **preliminary approval of a new 2,602 square foot single-family residence with an attached 786 square foot garage on a 13,524 square foot (net) parcel and a modification to allow the new single family dwelling to be located three feet from the east property line within the required setback.** Approximately 50 cubic yards of cut and 50 cubic yards of fill and 100 cubic yards of recompaction will be required. The existing swimming pool is proposed to be relocated approximately 70 feet to the south of its existing location. 200 cubic yards of cut and 200 cubic yards of fill will be required in order to relocate the pool. Existing development on the subject lot includes a swimming pool, plaster walls and paved patio areas. The property is a 13,524 square foot (net) lot zoned 1-E-1 and shown as Assessor's Parcel Numbers 007-380-026 and -027, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 12/20/04, 8/8/05, and 8/22/05, 9/26/05, 11/07/05, and 1/09/06)

DISCUSSION ITEM

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| 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, 8/23/04, and 4/24/06)**