



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA
Meeting of May 9, 2005

3:00 P.M.

REVISED AGENDA 5/3/05

Marsha Zilles		Santa Barbara County
Michele Michaelson		- Montecito Community Hall &
Library		
Raymond Ketzler		1469 East Valley Road
Donald Nulty	Vice Chair	Santa Barbara, California 93108
Anthony Spann	- Chair	(805) 568-2000
Sam Maphis		
Peter Edwards		
Kim Yanagihara	- MBAR Secretary	
Julie Harris	- Planner III	

- 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 3:10 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 25, 2005 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.

Hudson Single Family Dwelling Addition and Remodel

- C-1. 04BAR-00000-00334 1135 East Mountain Drive
05LUP-00000-00073 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Arketype Architects, architects for the owners, Mark and Lynn Hudson, to consider Case No. 04BAR-00000-00334 for **preliminary/final on consent approval of an addition of approximately 319 square feet to the first floor and a second story addition of approximately 1,540 square feet; proposed total of approximately 4,724 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,865 square feet, storage shed of approximately 861 square feet and as built carport of approximately 572 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-032, located at **1135 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05, 2/7/05 and 2/28/05)**

- C-2. 04BAR-00000-00214 Young Residence Additions 600 San Ysidro Road
04LUP-00000-01301 (Alex Tuttle, Planner 886-6844) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Jeff Young, to consider Case No. 04BAR-00000-00214 for **final on consent of a residential addition of approximately 658 square feet, new garage of approximately 782 square feet, new gym of approximately 374 square feet and remodel of approximately 542 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,252 square feet and garage of approximately 682 square feet. The proposed project will require less than 50 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-067, located at **600 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04, 2/28/05, 3/14/05 and 4/11/05)**

- C-3. 05BAR-00000-00076 Feldman Addition and New Roof
1599 Sinaloa Drive
05LUP-00000-00332 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Martha Gray, architect for the owners, Mark Feldman, to consider Case No. 05BAR-00000-00076 for **preliminary/final on consent of a addition and remodel of approximately 98 square feet.** The following structures currently exist on the parcel: residence of 3,362 square feet and guest house of approximately 388 square feet. The property is a .74 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-037, located at **1599 Sinaloa Drive** in the Montecito area, First Supervisorial District. **(Continued from 4/11/05)**

- C-4. 04BAR-00000-00318 Koutnik Residential Addition 232 Miramar Avenue
04CDP-00000-00143 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of William Cooper, architect for the owner, Barbara Koutnik, to consider Case No. 04BAR-00000-00318 for **final on consent of a residential addition of approximately 579 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,095 square feet and attached three-car garage of approximately 830 square feet. The proposed project will not require grading. The property is a .60 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-

290-009, located at **232 Miramar Avenue** in the Montecito area, First Supervisorial District. (Continued from 12/20/04, 2/28/05 and 4/25/05)

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

1. 05BAR-00000-00002 Lambert New Guest House 910 Hot Springs Road
05LUP-00000-00009 (Peter Lawson, Planner, 568-2021) Ridgeline: N/A
- Request of Larry Graves, architect for the owner, Larry Lambert to consider Case No. 05BAR-00000-00002 for **final approval of a new guest house of approximately 600 square feet**. The following structures currently exist on the parcel: residence of 1,050 square feet, garage of approximately 989 square feet and pool house of approximately 154 square feet. The proposed project will not require grading. The property is a 3 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. (Continued from 2/7/05 and 2/28/05)

PRELIMINARY APPROVAL

**Ty Warner Hotels & Resorts, LLC San Ysidro Ranch Cottages
Cottage Remodels (Outlook, Magnolia, Oak Grove, Lower Hill, Kennedy,
Geranium, Rose, Acacia, Bougainvillea, Coleman) New Gatehouse/Restroom and
Realignment**

2. 04BAR-00000-00286 of Roads/Parking 900 San
Ysidro Lane
05RVP-00000-00001 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A
- Request of Ken Mineau, Appleton & Associates, architects for the owner, Ty Warner Hotels & Resorts, LLC, to consider Case No. 04BAR-00000-00286 for **preliminary/final of remodeling plans to the existing Outlook, Magnolia, Oak Grove, Lower Hill, Kennedy, Geranium, Rose, Acacia, Bougainvillea, Coleman Cottages of approximately 8,621 total square feet**. The project also includes construction of a new gatehouse, restroom, and realignment of the internal roads and parking areas. The following currently exists on the parcel: the San Ysidro Ranch Hotel. The proposed project will require approximately 1,100 cubic yards of cut and 1,700 cubic yards of fill. The property is a 19.77 acre parcel zoned C-V and shown as Assessor's Parcel Number 007-050-026, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 4/11/05)

3. 05BAR-00000-00020 Tolan Single Family Dwelling Addition 1153
High Road
05CDP-00000-00009 (Richard Kentro 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owners, Peter and Leslie Tolan, to consider Case No. 05BAR-00000-00020 for **preliminary approval of an addition to a single family residence of approximately 1,140 square feet**. The following structures currently exist on the parcel: residence of approximately 1,680 square feet and garage of approximately 230 square feet. The proposed project will not require fill and grading. The property is a 0.21 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-007, located at **1153 High Road** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05 and 4/11/05)**

4. **05BAR-00000-00086 Stein Residence Remodel 237 San Ysidro Road**
05LUP-00000-00342 (Lisa Martin 568-2032) Ridgeline: N/A

Request of Bernard Austin, architect for the owners, David Stein, to consider Case No. 05BAR-00000-00086 for **preliminary/final approval of 1,230 square feet addition to a residence, loggia of approximately 400 square feet**. The following structures currently exist on the parcel: residence of approximately 2,280 square feet. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-005, located at **237 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 4/11/05)**

5. **Morouse Single Family Dwelling**
05BAR-00000-00009 Demo/Rebuild 851 Buena Vista Avenue
05LUP-00000-00057 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **preliminary/final approval of a new 7,000 single family residence, 800 square foot cabana, 200 square foot gardener's shed, two 800 square foot garages and a 800 square foot guest house**. The following structures currently exist on the parcel: existing house of 938 square feet and existing accessory structure of 1,631 square feet to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and approximately 1,200 Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05)**

6. **Berman New Residence**
04BAR-00000-00020 and Attached Garage/Storage 780
Ashley Road
03LUP-00000-00067 (Dan Nemechek, Planner, 568-2516) 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, 3/14/05 and 4/25/05)**

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

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| 11. | 05BAR-00000-00106 | Shuman Garage | 980 Hot |
| Springs Road | | | |
| 05LUP-00000-00448 (Mark Walter, Planner 568-2852) | | | Ridgeline: N/A |
| <p>Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Alfred Shuman, to consider Case No. 05BAR-00000-00106 for conceptual review of new detached garage of approximately 600 square feet. The following structures currently exist on the parcel: 1 main residence of approximately 822 square feet. The proposed project will require approximately 40 cubic yards of cut and will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-011, located at 980 Hot Springs Road in the Montecito area, First Supervisorial District.</p> | | | |
| 12. | 05BAR-00000-00109 | Eiler Single Family Dwelling Addition | 318 |
| Avila Way | | | |
| (No Planner Assigned) | | | Ridgeline: N/A |
| <p>Request of R. J. Spann, architect for the owners, Richard J. Eiler, to consider Case No. 05BAR-00000-00109 for conceptual review of an addition to a single family dwelling of approximately 225 square feet. The following structures currently exist on the parcel: a single family residence of approximately 3,580 square feet. The property is a .091 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-031, located at 318 Avila Way in the Montecito area, First Supervisorial District.</p> | | | |
| 13. | 05BAR-00000-00091 | Gutterman Single Family Dwelling
Demolition/Rebuild | 440 Camphor Place |
| 05LUP-00000-00365 (Alan Hanson, Planner 568-2854) | | | Ridgeline: N/A |
| <p>Request of Sophie Calvin, architect for the owners, Mr. & Mrs. Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for conceptual review for a demolition to an existing residence, shed of 169 and greenhouse and construction of a new single story residence of approximately 2,842 square feet and a new deck of approximately 508 square feet. An existing attached garage of 361 square feet would be retained. The following structures currently exist on the parcel: single family residence of approximately 1,086 square feet with an attached garage, a 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. (Continued from 4/25/05)</p> | | | |

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

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| 14. | 05BAR-00000-00110 | LaWarre Single Family Dwelling
Addition and Remodel | 550 |
| Periwinkle Lane | | | |
| (No Planner Assigned) | | | Ridgeline: N/A |
| <p>Request of Vadim M. Hsu, architect for the owners, William LaWarre, to consider Case No. 05BAR-00000-00110 for conceptual review of a remodel and addition of approximately 1,118 square feet. The following structures currently exist on the parcel: single family dwelling of approximately 1,323 square feet and detached accessory structure of</p> | | | |

approximately 188 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.54 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-071, located at **550 Periwinkle Lane** in the Montecito area, First Supervisorial District.

**15. 05BAR-00000-00072 Decker New Residence and Second Unit 660
Stonehouse Lane**

(No Planner Assigned)

Ridgeline: N/A

Request of Bob Easton, architect for the owners, Steve Decker, to consider Case No. 05BAR-00000-00072 for **conceptual review of new residence of approximately 5,579 square feet, new residential second unit of approximately 924 square feet and garage of approximately 930 square feet.** There is no structure currently existing on the parcel. The proposed project will require approximately 125 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. **(Continued from 4/11/05)**

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

05LUP-00000-00455 (Adrienne Domas, Planner 568-2002)

Ridgeline: N/A

Request of Peikert Group, architect for the owners, Melissa Marsted and Andrew Bermant to consider Case No. 05BAR-00000-00099 for **further 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 **(Continued from 4/25/05)**