



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

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

**Meeting Date: May 21, 2007
3:00 P.M.**

Revisions: The status of items #5 (07BAR-00000-00102) – Busch SFD Addition/Remodel/Garage and #6 (07BAR-00000-00111) – Cherot Trellis, Fireplaces, and Balcony, has been revised.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	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.
- 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; 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.
- 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.
- 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.

Site Visit - 2:00 P.M.

View Story Poles for Item No. 3 – Oshinsky SFD – 1129 Oriole Road

View Story Poles for Item No. 8 – Bradley SFD, Garage, Pool House, Garage, Guesthouse – 975 Lilac Drive

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 May 7, 2007 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.

C-1. 07BAR-00000-00090 Pittman Garage Addition 369 Paso Robles Drive
07LUP-00000-00250 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 07BAR-00000-00090 for **final approval on consent of an addition of approximately 321 square feet and conversion of approximately 131 square feet of the existing garage to storage space.** The following structures currently exist on the parcel: residence of approximately 1,713 square feet with an attached garage of approximately 263 square feet, storage shed of approximately 104 square feet, decks of approximately 640 square feet, and a trash enclosure. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at 369 Paso Robles Drive in the Montecito area, First Supervisorial District. (Continued from 5/07/07)

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 3:00 P. M.

FINAL APPROVAL

1. 04BAR-00000-00137 Misfeldt Residential Addition and Remodel 135 La Vuelta Road
04CDP-00007-00048 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A

Request of William G. Cooper, architect for the owner, Jayme Misfeldt, to consider Case No. 04BAR-00000-00137 for **revised final approval of the partial demolition and rebuild of the two story portion of the residence (approximately 1,200 previously approved to be added to and remodeled).** The following structures currently exist on the parcel: residence of approximately 3,533 square feet with a detached garage of approximately 460 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 LaVuelta Road** in the Montecito area, First Supervisorial District. (Continued from 6/21/04 and 9/27/04)

2. 07BAR-00000-00011 Donahoo Single Family Dwelling Addition and Modification 257 Cloydon Drive
07MOD-00000-00002 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A
07LUP-00000-00310

Request of Brett Ettinger, architect for the owner, Brian Donahoo, to consider Case No. 07BAR-00000-00011 for **final approval of an addition of approximately 340 square feet to**

the existing residence, conversion of the existing carport to an attached 2-car garage of approximately 342 square feet, and a modification for encroachment of the proposed garage 11 feet into the front yard setback. The following structures currently exist on the parcel: residence of approximately 1,246 square feet and carport of approximately 175 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-132-026, located at **257 Cloyd Drive** in the Montecito area, First Supervisorial District. (Continued from 2/05/07)

PRELIMINARY APPROVAL

3. **07BAR-00000-00065** **Oshinsky Single Family Dwelling** **1129 Oriole Road**
07CDP-00000-00043 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **preliminary approval of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 634 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 5/07/07)

CONCEPTUAL REVIEW

4. **07BAR-00000-00104** **Smith Single Family Dwelling Addition/Remodel/Garage** **1215 Mesa Road**
07CDP-00000-00047 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00104 for **conceptual review of an addition of approximately 400 square feet and remodel of approximately 62 to the existing residence, conversion of the existing garage to a family room, and new detached garage of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 1,682 square feet with an attached garage of approximately 400 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-004, located at **1215 Mesa Road** in the Montecito area, First Supervisorial District.

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

5. **07BAR-00000-00102** **Busch Single Family Dwelling Addition/Remodel/Garage** **165 Middle Road**
07CDP-00000-00046 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Kim and Andy Busch, to consider Case No. 07BAR-00000-00102 for **conceptual review of an addition of approximately 71 square feet and remodel of approximately 563 square feet to the existing residence, conversion of approximately 450 square feet of the existing attached garage to basement area, new detached garage of approximately 650 square feet with hobby room of approximately 670 square feet above, and tennis court of approximately 7,200 square feet with 10 foot fence.** The following structures currently exist on the parcel: residence of approximately 5,958 square feet with a basement of approximately 1,339 square feet and an attached garage of approximately 866 square feet. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 1.8 acre parcel zoned 1-E-1 and shown as

Assessor's Parcel Number 009-164-001, located at **165 Middle Road** in the Montecito area, First Supervisorial District.

Item to be dropped from the Standard Agenda.

6. **07BAR-00000-00111 Cherot Trellis, Fireplaces, and Balcony 2475 Bella Vista Drive**
07LUP-00000-00295 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of James Mayo Macari, architect for the owner, Bevin Cherot, to consider Case No. 07BAR-00000-00111 for **conceptual review of a new trellis of approximately 254 square feet, two outdoor and one indoor fireplaces, and a second floor balcony of approximately 15 square feet.** The following structures currently exist on the parcel: two-story residence of approximately 3,600 square feet with an attached garage of approximately 816 square feet, guesthouse of approximately 1,350 square feet, and paddocks of approximately 892 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-040-006, located at **2475 Bella Vista Drive** in the Montecito area, First Supervisorial District.

Item to be dropped from the Standard Agenda.

7. **06BAR-00000-00161 Simon Single Family Dwelling 1870 East Valley Road**
06LUP-00000-00619 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Ken Mineau, Appleton and Associates, architect for the owner, Herbert Simon, to consider Case No. 06BAR-00000-00161 for **further conceptual review of a new single family dwelling of approximately 4,632 square feet with a 400 square foot porch, detached garage of approximately 800 square feet with an attached covered porch of approximately 400 square feet, and an 8-foot chain link and wood fence with hedges will be built along all property lines.** A previous single-family dwelling was demolished in 1995. The proposed project will require minimal grading. A total of two oak trees are proposed for removal. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **1870 East Valley Road** in the Montecito Planning Area, First Supervisorial District. (Continued from 5/07/07)

8. **06BAR-00000-00264 Bradley Single Family Dwelling, Garage, Pool House, and Guesthouse 975 Lilac Drive**
06LUP-00000-00264 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **further conceptual review and preliminary approval of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and a guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with a detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 11/13/06)

9. **07BAR-00000-00098** **Carnevale Single Family Dwelling,
Carpport, and Guesthouse** **813 Romero Canyon Road**
(no planner assigned) Ridgeline: N/A

Request of Jan Hochhauser, architect for the owner, Louis Carnevale, to consider Case No. 07BAR-00000-00098 for **conceptual review of a two-story residence of approximately 5,863 square feet with an attached garage/basement of approximately 881 square feet, detached carport of approximately 590 square feet, and guesthouse of approximately 746 square feet.** The lot is currently vacant. The proposed project will require approximately 956 cubic yards of cut and approximately 888 cubic yards of fill. The property is a 5.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-039, located at **813 Romero Canyon 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. **07BAR-00000-00028** **Dene Demo/New Single
Family Dwelling and Garage** **416 Camphor Place**
07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Thomas McMahon, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **further conceptual review of a new single-story residence of approximately 3,300 square feet with an attached garage of approximately 441 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, a detached garage of approximately 324 square feet, guest house of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to be demolished). The proposed project will require removal of up to 11 trees (including one 9-inch and one 13-inch oak) and approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District. (Continued from 2/26/07, 4/09/07, and 4/23/07)