



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA and SITE VISIT

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

**Meeting Date: May 22, 2006
3:00 P.M.**

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

Site Visit - 2:00 P.M.

View Story Poles for Item No. 3 – Mayer Partial Demo/Rebuild SFD & Pool Cabana – 850 Romero Canyon Road

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 8, 2006 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. 06BAR-00000-00048** Melograno Garages, Trellis, and Storage Shed 685 Cowles Road
06LUP-00000-00172 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Amy Taylor, architect for the owner, Richard Melograno, to consider Case No. 06BAR-00000-00048 for **final approval on consent of existing detached garage of approximately 294 square feet, new attached garage of approximately 210 square feet, existing attached storage shed of approximately 111 square feet, and existing trellis of approximately 223 square feet.** The following structures currently exist on the parcel: residence of approximately 1,882 square feet with attached garage of approximately 492 square feet. The proposed project will require no cut and approximately 5 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-044, located at **685 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 3/20/06 and 4/24/06)

- C-2. 05BAR-00000-00009** Morouse Wall and Minor Changes 851 Buena Vista Road
06LUP-00000-00420 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **revised final approval on consent of new wall 6 feet in height, change to covered porch and columns, and revised veneer.** The following structures currently exist on the parcel: residence of approximately 7,648 square feet (under construction). The proposed project will not require grading. The proposed project is shown as Assessor Parcel Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First Super-visorial District. (Continued from 3/14/05, 5/9/05, and 5/23/05)

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.

PRELIMINARY APPROVAL

- 1. 05BAR-00000-00150** Arntz Basement 1525 Las Tunas Road
05LUP-00000-00708 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Brian Miller, architect for the owner, Meichelle Arntz, to consider Case No. 05BAR-00000-00150 for **revised preliminary/final approval of a full basement addition of approximately 1,100 square feet, roof ridge changes, and relocation of the motor court and garage.** The following structures currently exist on the parcel: residence of approximately 4,850 square feet with detached garage of approximately 770 square feet. The proposed project will require no cut and approximately 30 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-

E-1 and shown as Assessor's Parcel Number 011-110-036, located at **1525 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 6/20/05, 7/11/05, 7/25/05, and 8/08/05)

CONCEPTUAL REVIEW

2. **06BAR-00000-00026 Crane School Demo/Rebuild/Addition 1795 San Leandro Lane**
06SCD-00000-00006 (Dan Nemechek, Planner 568-2516) Ridgeline: N/A

Request of Stephanie Diaz, agent for the owner, Crane Country Day School, to consider Case No. 06BAR-00000-00026 for **further conceptual review and preliminary/final approval of a demolition, remodel, and addition involving three existing classrooms, two office spaces, and decks. Additional square footage would total approximately 1,419 square feet (gross).** The following structures currently exist on the parcel: private school with classrooms, office/administration building, auditorium, library, and residence for Head of School. The proposed project will not require grading. The property is an 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 007-340-028, -039, and -040, located at **1795 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06)

3. **06BAR-00000-00040 Mayer Partial Demo/Rebuild Single Family Dwelling and Pool Cabana 850 Romero Canyon Road**
06LUP-00000-00292 (Dan Gullett, Planner 568-2002) Ridgeline: Urban

Request of Ted Meeder, architect for the owners, Robert and Patricia Mayer, to consider Case No. 06BAR-00000-00040 for **further conceptual review and preliminary approval of new pool cabana of approximately 350 square feet and partial demolition and rebuild of existing residence with detached garage, resulting in a two-story residence of approximately 4,600 square feet with attached garage of approximately 1,000 square feet.** The following structures currently exist on the parcel: residence of approximately 1,600 square feet with detached garage of approximately 600 square feet and guest house of approximately 315 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-004, located at **850 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 3/13/06)

4. **06BAR-00000-00101 Early Single Family Dwelling Addition and Garage 1626 East Valley Road**
(no planner assigned) Ridgeline: N/A

Request of Rick Starnes, architect for the owners, Mr. and Mrs. Sean Early, to consider Case No. 06BAR-00000-00101 for **conceptual review of an addition of approximately 1,320 square feet to existing residence and new attached garage of approximately 830 square feet.** The following structures currently exist on the parcel: residence of approximately 2,336 square feet with detached garage of approximately 446 square feet. The proposed project will not require grading. The property is a 0.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-170-011, located at **1626 East Valley Road** in the Montecito area, First Supervisorial District.

5. **06BAR-00000-00092 Elliott/Fairly Entry Gate 85 Butterfly Lane**
06CUP-00000-00015 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of John C. Lipham Conj., Inc., agent for the owner, Linda Fairly, to consider Case No. 06BAR-00000-00092 for **conceptual review of existing, un-permitted automotive gate greater than 6 feet in height.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet. The proposed project will not require grading. The

property is an 7,000 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-560-001, located at **85 Butterfly Lane** 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.

6. **06BAR-00000-00099** **Saint-Sulpice**
Retractable Awning System **873 Knollwood Drive**
(no planner assigned) Ridgeline: N/A
- Request of Michel Saint-Sulpice, owner, to consider Case No. 06BAR-00000-00099 for **conceptual review of retractable awning system of approximately 840 square feet over existing swimming pool.** The following structures currently exist on the parcel: residence of approximately 4,200 square feet with attached garage of approximately 600 square feet, and pool. The proposed project will not require grading. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-044, located at **873 Knollwood Drive** in the Montecito area, First Supervisorial District.
7. **06BAR-00000-00088** **Simon Trellis** **663 Buena Vista Avenue**
(no planner assigned) Ridgeline: N/A
- Request of Appleton and Associates, architect for the owners, Herb and Bui Simon, to consider Case No. 06BAR-00000-00088 for **conceptual review of new trellis of approximately 508 square feet.** The following structures currently exist on the parcel: residence of approximately 12,628 square feet, pool cabana of approximately 647 square feet, stucco house/garage of approximately 1,075 square feet, 2-car garage of approximately 440 square feet, greenhouse of approximately 260 square feet, and wood garage of approximately 715 square feet. The proposed project will require not require grading. The property is an 4.96 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-130-064, located at **663 Buena Vista Avenue** in the Montecito area, First Supervisorial District.
8. **06BAR-00000-00098** **Mills Additions and Interior Remodel** **155 Santa Isabel Lane**
06CDP-00000-00033 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of Jason Grant, agent for the owner, Steve Mills, to consider Case No. 06BAR-00000-00098 for **conceptual review of a partial demolition of approximately 712 square feet, remodel of approximately 1,354 square feet, an addition of approximately 1,540 square feet of habitable space, garage addition of approximately 750 square feet, and a new patio, trellis, and outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 2,066 square feet with attached garage of approximately 350 square feet. The proposed project will not require grading. The property is a 0.38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-182-008, located at **155 Santa Isabel Lane** in the Montecito area, First Supervisorial District.
9. **06BAR-00000-00106** **Matthews/Salazar Single Family**
Dwelling Addition and Remodel, Accessory
Structure, Guesthouse, and Pool Cabana **1585 Las Tunas Road**
(no planner assigned) Ridgeline: N/A
- Request of Douglas Beard, architect for the owners, Brett Matthews and Ginger Salazar, to consider Case No. 06BAR-00000-00106 for **conceptual review of an addition of approximately 3,561 square feet and remodel of approximately 3,782 square feet to existing residence, new accessory structure of approximately 520 square feet, guesthouse of approximately 800**

square feet, pool cabana of approximately 410 square feet, new generator, and generator enclosure of approximately 70 square feet. The following structures currently exist on the parcel: residence of approximately 7,735 square feet with attached garage of approximately 570 square feet, tool shed of approximately 276 square feet, and sauna of approximately 117 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 2.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-003, located at **1585 Las Tunas 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.

DISCUSSION ITEM

10. **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, 4/24/06, and 5/08/06)