



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: June 4, 2007
3:00 P.M.**

Revision: The project description for Item #4 (07BAR-00000-00015) – Hestrin Wall, has been revised.

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.
- 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. 8 – Grassini SFD Addition – 1775 Fernald Point 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 May 21, 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. Smith Single Family Dwelling Addition/Remodel/Garage 1215 Mesa Road
07CDP-00000-00104 (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 **preliminary/final approval on consent 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, new detached garage of approximately 440 square feet, and attached garden storage room of 42.5 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.
(Continued from 05/21/07)

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.

DISCUSSION ITEM

1. Davidson Single Family Dwelling Addition/Remodel 784 Chelham Way
(no planner assigned)

Request of Jeff Shelton, architect for the owners, George and Kathy Davidson, **for the MBAR to render its advice on an addition of approximately 108 square feet and remodel of approximately 360 square feet to the existing master bedroom, a new breezeway, and a new attached garage of approximately 571 square feet.** The following structures currently exist on the parcel: residence of approximately 1,545 square feet and carport of approximately 234 square feet (to be demolished). The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 9,600 square foot (0.22 acre) parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-111-040, located at **784 Chelham Way** in the Montecito area, First Supervisorial District.

FINAL APPROVAL

2. **05BAR-00000-00207** **Biltmore Valet Lot and** **1260 Channel Drive**
Minor Modifications/Additions
05CDP-00002-00093 (Julie Harris, Planner 568-3518) Ridgeline: N/A
05AMD-00000-00005

Request of David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **revised final approval of improvements to the valet parking lot, entrance walls, fountain and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant. The proposed revisions include walls of 3 feet height, entry piers of 6 feet in height at driveway serving Anacapa Cottage, entry piers of 4 feet in height at western pedestrian path and additional landscaping.** The following structure currently exists on the parcel: Four Seasons Biltmore Hotel. The revision will require no additional grading. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at 1260 Channel Drive in the Montecito area, First Supervisorial District. (Continued from 8/22/05, 10/10/05, 11/07/05, and 02/06/06)

3. **06BAR-00000-00289** **Sewall Single Family Dwelling Addition** **768 Ayala Lane**
06LUP-00000-01038 (Selena Buoni, Planner 568-2910) Ridgeline: N/A
06MOD-00000-00019

Request of Jock Sewall, owner, to consider Case No. 06BAR-00000-00289 for **final approval of a second-story addition of approximately 996 square feet with corresponding removal of unpermitted rain shed, a trellis of approximately 1,690 square feet on existing roof deck, a screened porch of approximately 338 square feet, partial demolition and interior remodel of existing guesthouse to reduce it to approximately 800 square feet and permit it as a guesthouse with attached storage shed, and conversion of an existing carport/storage shed to a detached three-car garage and storage shed. Retaining walls of up to six feet in height are also proposed, to create the lower garden. The requested Modification would allow for the existing unpermitted carport and storage shed to encroach six feet into the side yard setback, and would allow for the existing unpermitted guest house to encroach nine feet into the front setback.** The following structures currently exist on the parcel: residence of approximately 2,500 square feet, unpermitted guesthouse of approximately 1,000 square feet, and unpermitted storage shed/carport of approximately 600 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. No oak trees are proposed for removal. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Continued from 12/11/06 and 12/18/06)

PRELIMINARY APPROVAL

4. **07BAR-00000-00015** **Hestrin Wall** **1278 and 1280 Spring Road**
07CUP-00000-00004 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Mark Hestrin, owner, to consider Case No. 07BAR-00000-00015 for **preliminary/final approval of a sound wall 14 feet in height.** The following structures currently exist on the parcel: duplex of approximately 4,997 square feet and an 8-foot landscape wall. The proposed project will not require grading. The property is a 0.46 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-610-004 and -005, located at **1278 and 1280 Spring Road** in the Montecito area, First Supervisorial District. (Continued from 2/05/07 and 3/12/07)

5. **Groff Single Family Dwelling and Guesthouse** **1395 Oak Creek Canyon Road (Lot 3)**
06BAR-00000-00170 **06LUP-00000-00745** (Holly Bradbury, Planner 568-3577) **Ridgeline: N/A**

Request of Ken Taub, architect for the owner, Scott Groff, to consider Case No. 06BAR-00000-00170 for **preliminary approval of a new residence of approximately 5,756 net (6,904 gross) square feet and a single-story guesthouse of approximately 396 (net and gross) square feet.** The lot is currently vacant. The proposed project will require approximately 520 cubic yards of cut and approximately 520 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-011 and -022, located at **1395 Oak Creek Canyon Road (Lot 3)** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 3/26/07)

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

CONCEPTUAL REVIEW

6. **Dene Demo/New Single Family Dwelling and Garage** **416 Camphor Place**
07BAR-00000-00028 **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 and preliminary approval 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, guesthouse 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, 4/23/07, and 5/21/07)

7. **E.M.D. LLC Single Family Dwelling and Guesthouse** **1122 E. Mountain Drive**
07BAR-00000-00066 **07LUP-00000-00277** (J. Ritterbeck, Planner 568-3509) **Ridgeline: Rural**

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **further conceptual review and preliminary approval of a new residence of approximately 5,188 square feet with an attached garage of approximately 800 square feet, basement of approximately 1,922 square feet, and guesthouse of approximately 786 square feet.** The lot is currently vacant. The proposed project will require approximately 1,375 cubic yards of cut and approximately 1,375 cubic yards of fill. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 5/07/07)

8. **Grassini Single Family Dwelling Addition** **1775 Fernald Point Lane**
07BAR-00000-00079 **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 235 square feet and second story addition of approximately 2,394 square feet to the existing residence, and deck addition of approximately 108 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)

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| 9. | Grafton/Humphrey Single Family | 857 Picacho Lane |
| | Dwelling and Guesthouse | |
| | 07BAR-00000-00124 | Ridgeline: N/A |
| | (no planner assigned) | |

Request of Jeremy Roberts, architect for the owners, Sue Grafton and Steve Humphrey, to consider Case No. 07BAR-00000-00124 for **conceptual review of a new two-story residence of approximately 5,790 square feet with a basement of approximately 700 square feet, a detached garage of approximately 788 square feet with guesthouse of approximately 795 square feet above, and conversion of the existing residence to a storage structure.** The following structure currently exists on the parcel: residence of approximately 416 square feet. The proposed project will require approximately 474 cubic yards of cut and approximately 411 cubic yards of fill. The property is a 2.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-048, located at **857 Picacho 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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| 10. | Largura Single Family | 2480 Bella Vista Drive |
| | Dwelling and Guesthouse | |
| | 07BAR-00000-00129 | Ridgeline: Rural |
| | 07LUP-00000-00336 (Nicole Mashore, Planner 884-8068) | |

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **conceptual review of a new two-story residence of approximately 5,700 square feet with basement of approximately 1,500 square feet, garage of approximately 680 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 6 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,300 cubic yards of cut and approximately 800 cubic yards of fill. Approximately 22,000 square feet of native vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District.