



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 5, 2006
3:00 P.M.**

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

Revision: Project Description for Item #2 – Cooper Single Family Dwelling Remodel, 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	

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- 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.

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 22, 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-00000-00085 Grant Covered Patios/Trellises 1530 Mimosa Lane
06LUP-00000-00327 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, Annette Grant, to consider Case No. 06BAR-00000-00085 for **preliminary/final approval on consent 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. (Continued from 5/08/06)

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. 06BAR-00000-00032 Capone Addition 1030 Hot Springs Lane
06LUP-00000-00096 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 06BAR-00000-00032 for **final approval of a 8,105 gross (6,260 net) square foot residence, with attached 855 gross (748 net) square foot garage, 798 square foot guesthouse, and relocation of a pool and spa.** The project also includes **demolition of a partially constructed 704 square foot garage and redesign of a residence and guest house as previously approved under permits 03LUP-00000-00309 and 03LUP-00000-01011.** The following structures currently exist on the parcel: a partially constructed garage. The proposed project will require approximately 1,400 cubic yards of cut and approximately 1,400 cubic yards of fill. No trees or native vegetation are proposed for removal. The property is a 3.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-043, located at **1030 Hot Springs Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06, 3/20/06, and 4/10/06)

PRELIMINARY APPROVAL

2. **05BAR-00000-00092 Cooper Single Family Dwelling Remodel 759 Via Manana**
06LUP-00000-00277 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
05CUP-00000-00068

Request of Tom Smith, architect for the owners Robert and Vanessa Cooper, to consider Case No. 05BAR-00000-00092 for **preliminary/final approval of a change to the exterior of an existing residence of approximately 716 square feet, pergola, linear wall under 6 feet in height, and un-permitted gate 6 feet 10 inches in height.** The following structures currently exist on the parcel: residence of approximately 5,000 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District. (Continued from 4/25/05)

3. **06BAR-00000-00067 Christie Addition 706 Park Lane**
06LUP-00000-00220 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Ketzler, architect for the owners, Mr. and Mrs. Robert Christie, to consider Case No. 06BAR-00000-00067 for **preliminary approval of addition of 1,723 square feet to existing residence, addition of approximately 346 square feet to existing guest house, removal of existing garage, new 3-car garage of approximately 782 square feet with new carport of approximately 253 square feet.** The following structures currently exist on the parcel: residence of approximately 5,686 square feet with attached garage of approximately 755 square feet and guest house of approximately 454 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 3.58 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-019, located at **706 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 4/10/06)

4. **05BAR-00000-00218 Kavoian Residential Addition and New Garages 1940 Tollis Avenue**
05LUP-00000-01117 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Peter Kavoian, architect/owner, to consider Case No. 05BAR-00000-00218 for **preliminary approval of a residential addition of approximately 2,044 square feet, (1,393 square feet first & second floors and 651 square foot basement), a new attached garage of 896 square feet, a new 791 square foot detached guesthouse garage, a new 666 square foot pool cabana with attached 706 square foot covered pavilion and 253 square foot uncovered pavilion deck, the demolition and rebuild of a pool with spa, and associated hardscape and landscape improvements including a new pond and retaining walls. A 1,011 square foot detached garage with guestroom and a detached carport would be demolished.** The following structures currently exist on the parcel: residence of approximately 13,029 (net) square feet, detached garage and guestroom of approximately 1,011 square feet, detached carport, two guesthouses of approximately 800 and 850 square feet, swimming pool and tennis court. The proposed project will require approximately 150 cubic yards of cut and approximately 1000 cubic yards of fill. The property is a 4.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-007, located at **1940 Tollis Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/12/05 and 4/24/06)

The Representatives of the following items should be in attendance at this MBAR

Meeting by 4:00 P. M.

5. **Moelleken Single Family Dwelling**
06BAR-00000-00044 Addition, Garage Addition, and Pool Cabana 354 Sheffield Drive
06CDP-00000-00013 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A
- Request of Mark Mansfield, agent for the owner, Alan Moelleken, to consider Case No. 06BAR-00000-00044 for **preliminary approval of addition of approximately 887 square feet to existing residence, new garage addition of approximately 964 square feet, and a new pool cabana of approximately 753 square feet.** The following structures currently exist on the parcel: residence with attached garage of approximately 3,886 square feet. No grading is proposed as a part of the project. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District. (Continued from 4/10/06 and 4/24/06)

6. **Holroyd Single Family Dwelling**
05BAR-00000-00274 Demolition/Rebuild 865 Buena 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 **preliminary approval 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 approximately 1,402 cubic yards of cut and approximately 556 cubic yards of fill. 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 and 5/8/06)

CONCEPTUAL REVIEW

7. **Debin Single Family Dwelling**
06BAR-00000-00084 Addition/Accessory Structure 651 Para Grande Lane
06LUP-00000-00323 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- 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. (Continued from 5/8/06)
8. **Hirsh Cabana**
06BAR-00000-00108 590 Parra Grande Lane
06LUP-00000-00108 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owner, Mrs. Joanne Hirsh, to consider Case No. 06BAR-00000-00108 for **conceptual review of new cabana of approximately 420 square feet.** The following structures currently exist on the parcel: residence of approximately 4,860 square feet with attached 3-car garage of approximately 860 square feet. The proposed project will not require grading. The property is a 1.22 acre parcel zoned 2-E-1 and shown as

Assessor's Parcel Number 011-180-005, located at **590 Para Grande Lane** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00074** **Lund Entry Gates** **98 Olive Mill Lane**
06CUP-00000-00011 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Grant Castleberg, architect for the owners, John and Christina Lund, to consider Case No. 06BAR-00000-00074 for **further conceptual review of entry gates eight feet in height and a new retaining wall six feet in height.** The following structures currently exist on the parcel: A single family dwelling of approximately 4,652 square feet with an attached garage of approximately 440 square feet as well as a detached three-car garage of approximately 560 square feet with a second story hobby room of approximately 361 square feet. The proposed project will not require grading. The property is a 0.66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-230-040, located at **98 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 4/10/06)

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P. M.

10. **06BAR-00000-00109** **Irvine Single Family Dwelling** **119 Butterfly Lane**
Addition and Remodel
06CDP-00000-00011 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Vadim M. Hsu, architect for the owner, Bob Irvine, to consider Case No. 06BAR-00000-00109 for **conceptual review/preliminary approval of an addition of approximately 2,908 square feet, including an upper floor addition of approximately 1,230 square feet, a lower floor addition of approximately 982 square feet, wine cellar addition of approximately 120 square feet, and 2-car garage addition of approximately 576 square feet. This project also includes a remodel of approximately 1,444 square feet.** The following structures currently exist on the parcel: residence of approximately 1,444 square feet with attached garage of approximately 512 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 0.4 acre parcel zoned 2-R-1 and shown as Assessor's Parcel Number 009-221-004, located at **119 Butterfly Lane** in the Montecito area, First Supervisorial District.