



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of June 6, 2005

3:00 P.M.

REVISED 6/6/05

Marsha Zilles
Michele Michaelson
Library
Raymond Ketzler
Donald Nulty - Vice Chair
Anthony Spann - Chair
Sam Maphis
Peter Edwards
Kim Yanagihara - MBAR Secretary
Julie Harris - Planner III

Santa Barbara County
- Montecito Community Hall &
1469 East Valley Road
Santa Barbara, California 93108
(805) 568-2000

- 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 23, 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.

C-1. 05BAR-00000-00109 Eiler Single Family Dwelling Addition 318
Avila Way

05LUP-00000-00513 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of R. J. Spann, architect for the owner, Richard J. Eiler, to consider Case No. 05BAR-00000-00109 for **preliminary/final on consent of addition to a single family dwelling of approximately 225 square feet, a new roof and exterior alterations.** The following structure 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. **(Continued from 5/9/05)**

C-2. 05BAR-00000-00110 LaWarre Single Family Dwelling Addition and Remodel 550
Periwinkle Lane

05LUP-00000-00474 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Vadim M. Hsu, architect for the owner, William LaWarre, to consider Case No. 05BAR-00000-00110 for **preliminary/final on consent of a remodel and addition of approximately 1,143 square feet.** The following structures currently exist on the parcel: single family dwelling of approximately 1,323 square feet and detached accessory structure of 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. **(Continued from 5/9/05)**

C-3. 05BAR-00000-00001 Stahl Single Family Dwelling Addition 248 Dawlish Place

05LUP-00000-00527 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Valerie Froscher, architect for the owner, Sandy Stahl to consider Case No. 05BAR-00000-00001 for **preliminary/final on consent of an addition to an existing residence of approximately 430 square feet.** The following structures currently exists on the parcel: residence of approximately 1,830 square feet and garage of approximately 400 square feet. The property is a .33 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-013, located at **248 Dawlish Place** in the Montecito area, First Supervisorial District. **(Continued from 1/24/05)**

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

STANDARD AGENDA:

at **875 Knollwood Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04, 11/8/04, 11/22/04, 12/20/04 and 1/10/05)**

PRELIMINARY APPROVAL

4. **02BAR-00000-00109** **Damron Single Family Dwelling Addition** **1076 The Fairway Road**

02CDH-00000-00015 (Adrienne Domas, Planner 568-2002) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Jim Damron, to consider Case No. 02BAR-00000-00109 for **preliminary/final approval of construction of a new 1,072 square foot attached garage to an existing 8,306 square feet residence.** The following structure currently exist on the parcel: residence of approximately 8,306 square feet. The proposed project will require approximately 607 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.94 acre parcel zoned I-E-I and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. **(Continued from 10/6/03, 11/3/03 and 3/28/05)**
5. **04BAR-00000-00199** **Dobson Meadows Residence Addition/Remodel and Addition to New Guest House** **706 Park Lane**

04LUP-00000-00794 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Victor Schumacher, architect for the owner, Art Novak, to consider Case No. 04BAR-00000-00199 for **preliminary/final approval of an addition of approximately 805 square feet to the existing residence and an addition of approximately 196 square feet to an existing guest house.** The following structures currently exist on the parcel: a residence of approximately 5,814 square feet, attached garage of approximately 700 square feet and guest house of approximately 450 square feet. The proposed project will not require grading. The property is a 3.51 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-015, located at **706 Park Lane** in the Montecito area, First Supervisorial District. **(Continued from 9/13/04)**
6. **05BAR-00000-00020** **Tolan Single Family Dwelling Addition** **1153 High Road**

05CDP-00000-00009 (Richard Kentro, Planner 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 970 square feet.** The following structures currently exist on the parcel: residence of approximately 1,680 square feet with an attached garage of approximately 230 square feet. The proposed project will not require 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, 4/11/05, 5/9/05 and 5/23/05)**
7. **05BAR-00000-00115** **Barrack Single Family Dwelling Addition** **288 Hot Springs Road**

05LUP-00000-00506 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Thomas J. Barrack, Jr., to consider Case No. 05BAR-00000-00115 for **preliminary/final approval of additions to the first and second floor of approximately 2,468 square feet and a trellis terrace of approximately 1,550 square feet.** The following structures currently exist on the parcel:

residence of approximately 5,481 square feet, garage of approximately 1,334 square feet, guest house of approximately 774 square feet and service area of approximately 100 square feet. The property is a 3.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-130-037, located at **288 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/23/05)

CONCEPTUAL REVIEW

- 8. 05BAR-00000-00128 Rutherford Remodel and Addition 1374**
Danielson Road
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- 05CDP-00000-00079 (Peter Lawson, Planner 568-2021) Ridgeline: N/A
- Request of Susette Naylor, architect for the owners, John and Lynn Rutherford, to consider Case No. 05BAR-00000-00128 for **conceptual review of a remodel to Unit A and a new second story to Unit B of approximately 1,100 square feet**. The following structures currently exist on the parcel: Unit A is approximately 1,017 square feet and Unit B is approximately 1,100 square feet. The property is a 0.224 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-570-006 and -005, located at **1374 Danielson Road** in the Montecito area, First Supervisorial District.
- 9. 05BAR-00000-00124 Adams Addition and Interior Remodel 202**
Olive Mill Road
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- 05LUP-00000-00546 (Alice Daly, Planner 568-2059) Ridgeline: N/A
- Request of Jason Grant, architect for the owner, Elyse Adams, to consider Case No. 05BAR-00000-00124 for **conceptual review of a new three (3) car garage of approximately 851 square feet, artist studio of approximately 792 square feet and remodel of residence of approximately 3,451 square feet**. The following structures currently exist on the parcel: residence of approximately 2,626 square feet and guest house of approximately 575 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-640-003, located at **202 Olive Mill Road** in the Montecito area, First Supervisorial District.

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

- 10. 05BAR-00000-00136 Beach Cabana, Single Family Dwelling Addition and Retaining Wall 1504 E. Mountain Drive**
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- 05LUP-00000-00573 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- Request of Vadim Hsu, architect for the owner, Patrick Beach, to consider Case No. 05BAR-00000-00136 for **conceptual review of a cabana of approximately 933 square feet and residential addition of 127 square feet**. The following structure currently exist on the parcel: residence of approximately 6,643 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 896 cubic yards of fill. The property is a 1.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-015, located at **1504 E. Mountain Drive** in the Montecito area, First Supervisorial District.

11. 05BAR-00000-00142 Hamilton New Single Family Dwelling 1520 San Leandro

(No Planner Assigned)

Ridgeline: N/A

Request of Tom Smith, architect for the owners, Mike and Nancy Hamilton, to consider Case No. 05BAR-00000-00142 for **conceptual review of a new single family residence of approximately 3,760 square feet**. The property is currently vacant. The property is a 0.87 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-006, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District.

12. 05BAR-00000-00141 Hahs Demolition/Rebuild 914 Skyview Drive

(No Planner Assigned)

Ridgeline: N/A

Request of Dennis Orr, architect for the owner, Chris Hahs, to consider Case No. 05BAR-00000-00141 for **conceptual review for the demolition of the existing residence and construction of a new single family residence of approximately 5,030 square feet**. The following structures currently exist on the parcel: single family residence of approximately 2,800 square feet and garage of approximately 450 square feet. The proposed project will require approximately 320 cubic yards of cut and approximately 1,650 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-029, located at **914 Skyview Drive** in the Montecito area, First Supervisorial District.

13. 05BAR-00000-00099 Marsted & Bermant New Single Family Dwelling 660 Orchard Avenue

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 2,014 square feet and garage of approximately 420 square feet**. The property is currently vacant. 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 and 5/9/05**)