



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 18, 2007
3:00 P.M.**

Revision: The project description for Item #11 (07BAR-00000-00142) – Dealy Pool Cabana, 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. 2 – Moya SFD Additions/Remodel & Loggias – 145 Olive Mill 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 June 4, 2007 will be considered.**

IV. **MBAR MEMBERS INFORMATIONAL BRIEFINGS**

V. **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. (Continued from 6/04/07)

PRELIMINARY APPROVAL

2. Moya Single Family Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane
07BAR-00000-00013 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **preliminary approval of the demolition and reconstruction of a 1,609 square foot dwelling, 301-square-foot garage, and 228-square-foot carport (to be enclosed), an addition of approximately 711 square feet, and new exterior loggias of approximately 265 square feet.** The following structures currently exist on the parcel: residence of approximately 1,609 square feet with an attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at **145 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 2/05/07)

3. Kruger Covered Patio, Trellis, & Site Wall 930 Coyote Road
06BAR-00000-00306 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of John D. Kelley, architect for the owners, Mr. and Mrs. Kruger, to consider Case No. 06BAR-00000-00306 for **preliminary/final approval of a new covered patio of approximately 441 square feet, a new entry trellis of approximately 56 square feet, and approximately 78 linear feet of an as-built 6 feet tall retaining wall.** The following structures currently exist on the parcel: residence of approximately 2,688 square feet with an attached garage of approximately 576 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel

Numbers 013-050-003 and -004, located at **930 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 1/08/07)

4. **06BAR-00000-00223** **Simon Entry Addition, Carport, and Driveway** **524 Barker Pass Road**
07LUP-00000-00031 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Brett Ettinger, architect for the owner, Ellen Simon, to consider Case No. 06BAR-00000-00223 for **preliminary/final approval of an entry addition/remodel of approximately 81 square feet to the existing residence, new carport of approximately 732 square feet, and new driveway.** The following structures currently exist on the parcel: residence of approximately 2,429 square feet with an attached garage of approximately 486 square feet, guesthouse of approximately 800 square feet, and shed of approximately 300 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-023, located at **524 Barker Pass Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06)

5. **07BAR-00000-00095** **Gordon/Enright Exterior Remodel** **900 Buena Vista Avenue**
07LUP-00000-00377 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Dylan Chappell, agent for the owners, Stephen Gordon and Marilee Enright, to consider Case No. 07BAR-00000-00095 for **preliminary/final approval of an exterior façade change to the existing residence.** The following structures currently exist on the parcel: residence of approximately 4,619 square feet with an attached garage of approximately 825 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-033, located at **900 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 5/07/07)

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

6. **06BAR-00000-00170** **Groff Single Family Dwelling and Guesthouse** **1395 Oak Creek Canyon Road (Lot 3)**
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, 3/26/07, and 6/04/07)

7. **06BAR-00000-00008** **McKinley Demo/New Single Family Dwelling** **1520 Las Tunas Road**
06LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **revised preliminary approval of the demolition of an existing 3,299 square foot residence and the construction of a new 5,879 square foot, two-story residence with a detached 940 square foot garage.** The following structures currently exist

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

- 11. 07BAR-00000-00142 Dealy Pool Cabana 240 Santa Rosa Lane**
07CDP-00000-00077 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Mike Sullivan, agent for the owner, Peter Dealy, to consider Case No. 07BAR-00000-00142 for **conceptual review of a new pool cabana of approximately 600 square feet.** The following structures currently exist on the parcel: residence of approximately 3,300 square feet with a detached garage of approximately 600 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-300-001, located at **240 Santa Rosa Lane** in the Montecito area, First Supervisorial District.

- 12. 07BAR-00000-00066 E.M.D. LLC Single Family Dwelling and Guesthouse 1122 E. Mountain Drive**
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, 5/07/07, and 6/04/07)

- 13. 07BAR-00000-00129 Largura Single Family Dwelling and Guesthouse 2480 Bella Vista Drive**
07LUP-00000-00336 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

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. (Continued from 6/04/07)