



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: June 19, 2006
3:00 P.M.**

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

Revisions: Related Case Numbers for Items #1 (04BAR-00001-00286 - San Ysidro Ranch Revisions) and #10 (06BAR-00000-00122 - Friesen Retaining Wall), have been revised.

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| Marsha Zilles | Anthony Spann - Chair |
| Michele Michaelson | Don Nulty - Vice Chair |
| Raymond Ketznel | 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.
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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 30, 2006 and June 5, 2006 will be considered.

2. **04BAR-00001-00219** **Welsh Entry Gates and Fence** **1676 East Valley Road**
04LUP-00000-00886 (Anne Almy, Planner 568-2053) Ridgeline: N/A

Request of Michael Lee, agent for the owners, Gregg and Lori Welsh, to consider Case No. 04BAR-00001-00219 for **revised final approval of new entry gates and fencing outside of setbacks**. The following structures currently exist on the parcel: residence of approximately 7,444 square feet (under construction – includes demolition of approximately 412 square feet and addition of approximately 1,000 square feet to existing residence of approximately 6,856 square feet) with attached garage of approximately 900 square feet, and cabana of approximately 1,176 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.59 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-064, located at **1676 East Valley Road** in the Montecito area, First Supervisorial District.

3. **04BAR-00000-00217** **Roney Revisions** **560 Meadow Wood Lane**
04LUP-00000-00989 (Amy Trester, Planner, 568-3116) Ridgeline: N/A

Request of Ray Ketzler architect for the owners, Rick and Regina Roney, to consider Case No. 04BAR-00000-00217 for **revised final approval of new landscape plan, driveway access, outdoor fireplace, and entry stairs**. The following structures currently exist on the parcel: a residence of approximately 4,949 square feet and fountain feature of approximately 36 square feet. The proposed project will require approximately 12.5 cubic yards of cut and approximately 35 cubic yards of fill. The property is a 1.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-079, located at **560 Meadow Wood Lane** in the Montecito area, First Supervisorial District. (Continued from 9/27/04 and 12/06/04)

4. **05BAR-00000-00300** **Kogevinas Additions** **171 Olive Mill Lane**
05CDP-00000-00139 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **final approval of an addition to the existing residence of approximately 857 square feet, a garage conversion to habitable space of approximately 364 square feet, a new attached garage of approximately 437 square feet, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 215 square feet, a new swimming pool and spa, an exterior fireplace, and new entry gates**. The following structures currently exist on the parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05, 2/06/06, and 5/08/06)

PRELIMINARY APPROVAL

5. **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, 8/08/05, and 5/22/06)

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

6. **06BAR-00000-00079 Lambert New Detached Garages 910 Hot Springs Road**
06LUP-00000-00258 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A
- Request of Larry Graves, architect for the owner, Larry Lambert, to consider Case No. 06BAR-00000-00079 for **preliminary approval of two new detached 3-car garages of approximately 780 square feet each, and associated hardscape improvements.** The following structures currently exist on the parcel: residence of approximately 1,050 square feet, guest house of approximately 600 square feet, 3-car garage of approximately 989 square feet, and pool equipment building of approximately 154 square feet. The proposed project will not require grading. The property is a 3.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-024, located at **910 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 4/24/06)
7. **05BAR-00000-00286 Stoll Pool Cabana 1481 East Mountain Drive**
06LUP-00000-00046 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A
- Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **preliminary approval of a 3,279 square foot basement conversion, pool cabana of 800 square feet, pool, as-built grading of 650 cubic yards (fill), compaction of existing fill material, and an as-built retaining wall 4 feet in height with associated hardscape and landscape improvements.** No trees are proposed for removal and no lighting is proposed. Approximately 1,200 cubic yards of cut and 230 cubic yards of new fill are proposed. The following structures currently exist on the parcel: residence of approximately 4,800 square feet, garage of approximately 700 square feet. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/05/05, 3/20/06, and 4/24/06)
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 **preliminary approval of a partial demolition of approximately 712 square feet, remodel of approximately 1,354 square feet of the existing residence, an addition of approximately 1,540 square feet of habitable space, a 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. (Continued from 5/22/06)

CONCEPTUAL REVIEW

9. **06BAR-00000-00133** **Delorenzo Entry Gates and Pool Cabana** **1379 School House Road**
06LUP-00000-00500 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jason Grant, agent for the owner, John Delorenzo, to consider Case No. 06BAR-00000-00133 for **conceptual review/preliminary approval of pool cabana of approximately 652 square feet (gross) and entry gates**. The following structures currently exist on the parcel: residence of approximately 3,152 square feet with detached garage of approximately 358 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-025, located at **1379 School House Road** in the Montecito area, First Supervisorial District.

10. **06BAR-00000-00122** **Friesen Retaining Wall** **2711 Bella Vista Drive**
05LUP-00000-01174 (Daniel Gullett, Planner 568-2002) Ridgeline: Rural

Request of John Cordic, agent for the owner, Gilbert Friesen, to consider Case No. 06BAR-00000-00122 for **conceptual review and preliminary/final approval of an as-built retaining wall supporting an existing residence**. The following structures currently exist on the parcel: main residence of approximately 5,325 square feet, caretaker residence of approximately 954 square feet, study of approximately 1,003 square feet, and three garages of approximately 433, 433 and 416 square feet. Construction of the wall was authorized by Emergency Permit 05EMP-00000-00026. The wall is constructed of ten-inch-thick shotcrete, extends approximately 70 feet in length, and is approximately 14 feet in height above finished grade. Grading consisted of approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 7.42 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 155-030-007, located at **2711 Bella Vista Drive** 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.

11. **05BAR-00000-00247** **771 Garden Lane Trust Guard House** **771 Garden Lane**
06LUP-00000-00466 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of David Brent, agent for the owner, 771 Garden Lane Trust, to consider Case No. 05BAR-00000-00247 for **conceptual review of new guard house of approximately 932 square feet**. The following structures currently exist on the parcel: residence of approximately 9,847 square feet, pool house of approximately 908 square feet, and attached 2-car garage of approximately 1,196 square feet. The proposed project will require approximately 499 cubic yards of cut and approximately 165 cubic yards of fill. The property is a 5.55 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District.

12. **06BAR-00000-00120** **Richards Single Family Dwelling Addition** **260 Penny Lane**
06CDP-00000-00045 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Kim and Donna Richards, to consider Case No. 06BAR-00000-00120 for **conceptual review of an addition to the existing second story of approximately 483 square feet (net) to the existing residence**. The following structures currently exist on the parcel: residence of approximately 4,063 square feet and a detached

garage of approximately 931 square feet. The proposed project will not require grading. The property is a 1.83 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-490-009, located at **260 Penny Lane** in the Montecito area, First Supervisorial District.

13. **06BAR-00000-00121** **Koenen Single Family Dwelling Addition and Golf Cart Garage Addition** **2108 Forge Road**
06LUP-00000-00468 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of John Oswald, agent for the owner, Shirley Koenen, to consider Case No. 06BAR-00000-00121 for **conceptual review of an addition of approximately 207 square feet to the existing residence and an attached golf cart garage addition of approximately 100 square feet.** The following structures currently exist on the parcel: residence of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-460-009, located at **2108 Forge Road** in the Montecito area, First Supervisorial District.

14. **06BAR-00000-00126** **Adelson Single Family Dwelling Addition, Cabana, and New Accessory Structure** **256 Santa Rosa Lane**
06LUP-00000-00474 (no planner assigned) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Scott and Lynda Adelson, to consider Case No. 06BAR-00000-00126 for **conceptual review of an addition of approximately 1,479 square feet to existing residence, terrace of approximately 360 square feet, balcony of approximately 136 square feet, cabana of approximately 332 square feet with terrace of approximately 416 square feet, gym of approximately 332 square feet and new pool accessory structure of approximately 132 square feet.** The following structures currently exist on the parcel: residence of approximately 2,660 square feet with attached garage of approximately 484 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 6:00 P.M.

15. **06BAR-00000-00081** **Holroyd Single Family Dwelling Demolition/Rebuild** **605 Parra Grande Lane**
06LUP-00000-00313 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Sam Holroyd, architect/owner, to consider Case No. 06BAR-00000-00081 for **further conceptual review of new residence of approximately 3,290 square feet (net) with attached garage of approximately 640 square feet (net) and pool.** The following structures currently exist on the parcel: residence of approximately 600 square feet and outbuilding of approximately 180 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 700 cubic yards of fill. The property is an 0.48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-014, located at **605 Parra Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 5/08/06)

16. **04BAR-00000-00335** **Klink New Residence** **1787 Fernald Point Lane**
04CDH-00000-00042 (Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **further conceptual review of a new 2,602 square foot single-family residence with an attached 786 square foot garage on a 13,524 square foot**

(net) parcel. Approximately 50 cubic yards of cut and 50 cubic yards of fill and 100 cubic yards of recompaction will be required. The existing swimming pool is proposed to be relocated approximately 70 feet to the south of its existing location. 200 cubic yards of cut and 200 cubic yards of fill will be required in order to relocate the pool. Existing development on the subject lot includes a swimming pool, plaster walls and paved patio areas. The property is a 13,524 square foot (net) lot zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-008, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District..
(Continued from 12/20/04, 8/8/05, and 8/22/05, 9/26/05, 11/07/05, 1/09/06, and 5/08/06)