



# COUNTY OF SANTA BARBARA

## **REVISED AGENDA**

### **MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: July 2, 2007**

**Special Meeting Time: 2:00 P.M.**

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

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**Revisions:** The project description for Item #1 (07BAR-00000-00129) – Largura SFD and Guesthouse, has been revised; the status of items #7 (07BAR-00000-00158) – Black SFD Addition/Remodel, #8 (07BAR-00000-00159) – Young/Johnson SFD Addition/Remodel, and #9 (07BAR-00000-00163) – Davis SFD, has been revised; the hearing time for Item #11 (07BAR-00000-00079) – Grassini SFD Addition, has been revised.

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketznel	David Villalobos	- <b>MBAR Secretary</b>
Sam Maphis	Julie Harris	- <b>Planner III</b>
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.
  - 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.
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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 June 18, 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 2:00 P. M.**

**CONCEPTUAL REVIEW**

- |           |  |                               |
|-----------|--|-------------------------------|
| <b>1.</b> | <b>Largura Single Family Dwelling and Guesthouse</b> | <b>2480 Bella Vista Drive</b> |
|           | 07BAR-00000-00129                                    |                               |
|           | 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 **further conceptual review of a new residence of approximately 4,290 square feet with basement of approximately 2,285 square feet, garage of approximately 620 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 3,290 cubic yards of cut and approximately 830 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 and 6/18/07)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.**

**PRELIMINARY APPROVAL**

- |           |  |                          |
|-----------|--|--------------------------|
| <b>2.</b> | <b>Dene Demo/New Single Family Dwelling and Garage</b> | <b>416 Camphor Place</b> |
|           | 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 **preliminary/final approval of a new single-story residence of approximately 3,300 square feet with an attached garage with laundry facility of approximately 500 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, 5/21/07, and 6/04/07)

**CONCEPTUAL REVIEW**

3. **07BAR-00000-00147**                      **Misfeldt Detached Garage**                      **135 La Vuelta Road**  
07CDP-00000-00075 (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of William Cooper, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00147 for **conceptual review of a new detached 2-car garage of approximately 480 square feet.** The following structures currently exist on the parcel: residence of approximately 4,639 square feet (under construction) with a detached garage of approximately 250 square feet (to be demolished). The proposed project will not require grading. The property is a 0.44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District.

4. **07BAR-00000-00148**                      **Linker Artist Studio and Covered Porch**                      **320 Malaga Drive**  
07LUP-00000-00384 (Amy Trester, Planner 568-3116)                      Ridgeline: N/A  
07HOC-00000-00005

Request of William Cooper, architect for the owners, Vicky and Gary Linker, to consider Case No. 07BAR-00000-00148 for **conceptual review of an artist studio of approximately 800 square feet with an attached covered porch of 298 square feet.** The following structures currently exist on the parcel: residence of approximately 2,750 square feet with an attached garage of approximately 460 square feet, and storage shed of approximately 220 square feet (to be demolished). The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-025, located at **320 Malaga Drive** in the Montecito area, First Supervisorial District.

5. **07BAR-00000-00152**                      **Stewart-Kahmann Revised New Single Family Dwelling and Garage**                      **90 Butterfly Lane**  
07CDP-00000-00081 (J. Ritterbeck, Planner 568-3509)                      Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 07BAR-00000-00152 for **conceptual review and preliminary approval of the construction of a new 2-story residence of approximately 2,726 square feet with an attached 2-car garage of approximately 546 square feet and basement of approximately 1,766 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet and carport of approximately 144 square feet. The proposed project will require approximately 725 cubic yards of cut and no fill. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District.

6. **07BAR-00000-00161**                      **Watson Garage Conversion and New Carport**                      **1907 San Leandro Lane**  
07CDP-00000-00085 (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Jack Watson, to consider Case No. 07BAR-00000-00161 for **conceptual review of conversion of the existing garage to habitable space and a new attached carport of approximately 369 square feet.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet with an attached garage of approximately 484 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-360-015, located at **1907 San Leandro Lane** in the Montecito area, First Supervisorial District.

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

7. **07BAR-00000-00158**      **Black Single Family Dwelling Addition/Remodel**      **329 San Ysidro Road**  
07LUP-00000-00411 (Amy Trester, Planner 568-3116)      Ridgeline: N/A

Request of Harrison Design Associates, architect for the owner, Noel Black, to consider Case No. 07BAR-00000-00158 for **conceptual review and preliminary approval of a master suite addition of approximately 596 square feet, a deck of 172 square feet and a master bed/kitchen remodel of approximately 289 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,720 square feet with a detached garage of approximately 912 square feet, and guesthouse of approximately 556 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-037, located at **329 San Ysidro Road** in the Montecito area, First Supervisorial District.

**Item to be continued to the MBAR meeting of July 16, 2007.**

8. **07BAR-00000-00159**      **Young/Johnson Single Family Dwelling Addition/Remodel**      **449 Court Place**  
07LUP-00000-00420 (Travis Cleveland, Planner 568-2054)      Ridgeline: N/A

Request of Glen Deisler, Harrison Design Associates, architect for the owners, Martin Johnson and Olinda Young, to consider Case No. 07BAR-00000-00159 for **conceptual review of an addition/remodel of approximately 1,649 square feet to the existing residence and an addition of approximately 328 square feet to the existing garage. The project also proposes 529 square feet of new covered terraces and 852 square feet of new uncovered terraces.** The following structures currently exist on the parcel: residence of approximately 3,373 square feet with an attached garage of approximately 636 square feet, 31 square feet of covered terraces, and 448 square feet of uncovered terraces. The proposed project will require approximately 156 cubic yards of cut and approximately 651 cubic yards of fill. The property is a 1.24 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-450-006, located at **449 Court Place** in the Montecito area, First Supervisorial District.

**Item to be continued to the MBAR meeting of July 16, 2007.**

9. **07BAR-00000-00163**      **Davis Single Family Dwelling**      **675 Romero Canyon Road**  
(no planner assigned)      Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **conceptual review of a new two-story residence of approximately 2,799 square feet with an attached garage of approximately 731 square feet and basement of approximately 1,689 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-018, located at **675 Romero Canyon Road** in the Montecito area, First Supervisorial District.

**Item to be continued to the MBAR meeting of July 16, 2007.**

