



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA and SITE VISIT

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

**Meeting Date: July 10, 2006
3:00 P.M.**

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	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.

Site Visit - 2:00 P.M.

View Story Poles for Item No. 1 – Arntz Garage – 1525 Las Tunas Road

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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:** 05BAR-00000-00072 Decker Basement, Garage Conversion and New Garage to be continued to the meeting of July 24, 2006 for proper legal noticing.
- III. MINUTES:** The Minutes of June 19, 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-00000-00079 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 **final approval on consent 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 and 6/19/06)

- C-2. 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 **preliminary/final approval 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. (Continued from 6/19/06)

- C-3. 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 **preliminary/final approval on consent 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. (Continued from 6/19/06)

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. 05BAR-00000-00150 Arntz Garage Change 1525 Las Tunas Road**
06LUP-00000-00584 (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 final approval of moving a permitted garage to a new location.** The following structures currently exist on the parcel: residence of approximately 4,850 square feet with basement of approximately 1,100 square feet. The proposed project will require no cut and approximately 75 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, 5/22/06, and 6/19/06)

- 2. Mayer Partial Demo/Rebuild Single**
06BAR-00000-00040 Family Dwelling and Pool Cabana 850 Romero Canyon Road
06LUP-00000-00292 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Ted Meeder, architect for the owners, Robert and Patricia Mayer, to consider Case No. 06BAR-00000-00040 for **final approval of new pool cabana of approximately 350 square feet and partial demolition and rebuild of existing residence with detached garage, resulting in a two-story residence of approximately 4,220 square feet with attached garage of approximately 900 square feet.** The following structures currently exist on the parcel: residence of approximately 1,520 square feet with detached garage of approximately 600 square feet and guest house of approximately 315 square feet. The proposed project will require approximately 440 cubic yards of cut and 440 cubic yards of fill. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-004, located at **850 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 3/13/06, 5/22/06)

- 3. Decker Basement, Garage**
05BAR-00000-00072 Conversion, and New Garage 660 Stonehouse Lane
06LUP-00000-00617 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Steve Decker, to consider Case No. 05BAR-00000-00072 for **revised final approval of a basement addition of 3,200 square feet, changes to a previously approved new residence of approximately 5,579 square feet, garage of approximately 930 square feet, and conversion of the existing single family dwelling to an artist studio of approximately 800 square feet.** There is an 800 square foot house currently existing on the parcel. The proposed project will require approximately 2000 cubic yards of cut and approximately 2000 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at 660 Stonehouse Lane in the Montecito area, First Supervisorial District. (Continued from 4/11/05, 5/9/05, 6/20/05, 7/11/05, 9/12/05, 9/26/05, and 10/10/05)

4. **05BAR-00000-00274** **Holroyd Single Family Dwelling** **865 Buena Vista Avenue**
Demolition/Rebuild
06LUP-00000-00218 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- Request of Nils Holroyd, to consider Case No. 05BAR-00000-00274 for **final 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, 5/8/06, and 6/05/06)

PRELIMINARY APPROVAL

5. **06BAR-00000-00084** **Debin Single Family Dwelling** **651 Para Grande Lane**
Addition/Interior Remodel
06LUP-00000-00323 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- Request of Peter Becker, architect, to consider Case No. 06BAR-00000-00084 for **preliminary/final approval of an addition of approximately 509 square feet (154 square feet to entry hall, 152 square feet to master bedroom, new 165 square foot bedroom, 38 square feet to new kitchen area) to existing residence, an interior remodel of 960 square feet, and associated landscaping.** 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 Para Grande Lane in the Montecito area, First Supervisorial District. (Continued from 5/8/06)

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

6. **06BAR-00000-00092** **Goldstein (formerly Elliott/Fairly) Entry Gate** **85 Butterfly Lane**
06CUP-00000-00015 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
- Request of John C. Lipham Conj., Inc., agent for the owner, Linda Fairly, to consider Case No. 06BAR-00000-00092 for **preliminary/final approval of existing, un-permitted automotive gate greater than 6 feet in height.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet. The proposed project will not require grading. The property is an 7,000 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-560-001, located at **85 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 5/22/06)
7. **06BAR-00000-00074** **Lund Entry Gates** **98 Olive Mill Lane**
06CDP-00000-00044 (Selena Buoni, Planner 568-2910) Ridgeline: N/A
- Request of Grant Castleberg, architect for the owners, John and Christina Lund, to consider Case No. 06BAR-00000-00074 for **preliminary/final approval of entry gates and columns**

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 and 6/05/06)

- Early Single Family**
8. **06BAR-00000-00101 Dwelling Addition and Garage 1626 East Valley Road**
06LUP-00000-0486 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Rick Starnes, architect for the owners, Mr. and Mrs. Sean Early, to consider Case No. 06BAR-00000-00101 for **preliminary approval of an addition of approximately 1,334 square feet to existing residence and new attached garage of approximately 830 square feet.** The following structures currently exist on the parcel: residence of approximately 2,336 square feet with detached garage of approximately 446 square feet. The proposed project will not require grading. The property is a 0.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-170-011, located at **1626 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 5/22/06)

- Adelson Single Family Dwelling Addition,**
9. **06BAR-00000-00126 Cabana, and New Accessory Structure 256 Santa Rosa Lane**
06LUP-00000-00474 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Scott and Lynda Adelson, to consider Case No. 06BAR-00000-00126 for **preliminary approval 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. (Continued from 6/19/06)

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

10. **06BAR-00000-00108 Hirsh Cabana 590 Para 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 **preliminary/final approval 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. (Continued from 6/05/06)

