



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA AND SITE VISIT

Meeting of July 11, 2005

3:00 P.M.

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.

FORMAL SITE VISIT 2:00 P.M.

ITEM	NO.	5	-	PRENATT	-	135	SANTO
TOMAS							

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 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. 02BAR-00000-00157 Johnson New Residence 935 Mariposa Lane
02LUP-00000-00543 (Peter Lawson, Planner 568-2012) Ridgeline: Urban

Request of Ken Mineau, Appleton & Associates, architect for the owner, David Johnson, to consider Case No. 02BAR-00000-00157 for **final on consent of a new residence of approximately 1,943 square feet, attached garage of approximately 464 square feet and attached cabana of approximately 154 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 713 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-070-040, located at **935 Mariposa Lane** in the Montecito area, First Supervisorial District. **(Continued from 3/24/05 and 6/20/05)**

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 3:00 P. M.

FINAL APPROVAL

1. 05BAR-00000-00098 Price Demolition/New Residence 1212 East
Valley Road & Art Studio
05LUP-00000-0425 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Neville H. Price, architect/owners, to consider Case No. 05BAR-00000-00098 for **final approval of demolition of a residence and carport and the construction of a new residence of approximately 3,620 square feet, cabana of approximately 560 square feet and garage of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet and carport of approximately 400 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 1.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-022, located at **1212 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05 and 5/23/05)**

2. 05BAR-00000-00025 Warren Single Family Dwelling Addition 1331 Danielson Road
05CDP-00000-00025 (Alice Daly, Planner 568-2092) Ridgeline: N/A

Request of Thomas Moore, architect for the owners, Meg Warren, to consider Case No. 05BAR-00000-00025 for **final approval of a residential addition of approximately 448 square feet.** The following structures currently exist on the parcel: 2,227 square foot residence (duplex) with attached garage of approximately 570 square feet. The property is a 0.28 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-313-013, located

at **1331 Danielson Road** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05, 4/25/05 and 5/9/05)**

3.	05BAR-00000-00091	Gutterman Single Family Dwelling Demolition/Rebuild	440
Camphor Place			

05LUP-00000-00365 (Alan Hanson, Planner 568-2854)	Ridgeline: N/A
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Request of Sophie Calvin, architect for the owners, Mr. & Mrs. Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for **final approval of a demolition to an existing residence, shed and greenhouse and construction of a new single story residence of approximately 2,842 square feet and a new deck of approximately 508 square feet. An existing attached garage of 361 square feet would be retained.** The following structures currently exist on the parcel: single family residence of approximately 1,086 square feet with an attached garage, a greenhouse of approximately 108 square feet, and shed of approximately 169 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 105 cubic yards of fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-019, located at **440 Camphor Place** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05, 5/9/05 and 5/23/05)**

4.	04BAR-00000-00348	Jones New Residence, Garage and Guesthouse	1372 Oak Creek Canyon Road
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04LUP-00000-01335 (Alice Daly, Planner 568-2059)	Ridgeline: Rural
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Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **final approval of a new residence of approximately 6,250 square feet, garage of approximately 787 square feet and guesthouse of approximately 799 square feet.** The parcel is currently vacant. The proposed project will require approximately 1,650 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 4.88 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 1/24/05, 4/25/05, 5/9/05 and 6/20/05)**

PRELIMINARY APPROVAL

5.	04BAR-00000-00299	Prenatt Addition & Remodel	135 Santo Tomas
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04CDP-00000-000154 (Holly Bradbury, Planner 568-3577)	Ridgeline: N/A
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Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **preliminary approval of a addition and remodel of approximately 347 square feet to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 3,086 square feet and garage/storage of approximately 426 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 009-241-008, located at **135 Santo Thomas** in the Montecito area, First Supervisorial District. **(Continued from 12/6/04, 1/24/05 and 5/23/05)**

6.	05BAR-00000-00124	Adams Addition and Interior Remodel	202 Olive Mill
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05LUP-00000-00546 (Alice Daly, Planner 568-2059)	Ridgeline: N/A
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Request of Jason Grant, architect for the owner, Elyse Adams, to consider Case No. 05BAR-00000-00124 for **final on consent of a new three (3) car garage of approximately 851 square feet, artist studio of approximately 792 square feet and remodel 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. **(Continued from 6/6/05)**

Lot 10 Sanders

7. **04BAR-00000-00220** **Co-Trust New Residence** **San Ysidro and San Leandro Lane**
05CDP-00000-00030 (Michelle Wilson, Planner 568-2910) Ridgeline: N/A

Request of B3 Architects, architect for the owner, Richard W. Sanders, Co-Trustee, to consider Case No. 04BAR-00000-00220 for **preliminary/final approval of a new residence of approximately 4,367 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.87 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-005, located at **the corner of San Ysidro and San Leandro Lane** in the Montecito area, First Supervisorial District. **(Continued 10/11/04 and 6/20/05)**

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

Marsted & Bermant

8. **05BAR-00000-00099** **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 **preliminary/final approval 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)**

Biltmore Hotel Addition

9. **05BAR-00000-00036** **& Remodel: Building U** **1260 Channel Drive**
05CDP-00000-00064 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Thomas Bollay, architect for the owners, BB Properties, to consider Case No. 05BAR-00000-00036 for **preliminary/final approval of a 529 square foot addition to and remodel of Building U.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 50 cubic yards of cut and approximately no fill. The property is a 12.32 acre parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05)**

10. **04BAR-00000-00344** **Corona Pool Cabana** **1630 N. Jameson Lane**
04CDP-00000-00027 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Efrain Corona, to consider Case No. 04BAR-00000-00344 for **preliminary/final approval of a new pool cabana of approximately 238 square feet and related pool hardscape, trellis and fence.** The following structures currently exist on the parcel: single family residence of approximately 2,888 square feet, garage of approximately 330 square feet, second residential unit of approximately 831 square feet over 4-car garage of approximately 1,090 square feet and accessory structure of approximately 280 square feet. The proposed project will not require grading. The property is a 1.6 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-333-003, located at **1630 N. Jameson Lane** in the Montecito area, First Supervisorial District. **(Continued from 1/24/05 and 6/20/05)**

11.

- 11. 05BAR-00000-00072 Decker New Residence and Second Unit 660 Stonehouse Lane**
05LUP-00000-00704 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Steve Decker, to consider Case No. 05BAR-00000-00072 for **preliminary approval of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, attached residential second unit of 924 square feet and conversion of the existing single family dwelling to an artist studio of 800 square feet.** There is an approximately 800 square foot house currently existing on the parcel. The proposed project will require approximately 125 cubic yards of cut and approximately 125 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 and 6/20/05)**

- 12. 05BAR-00000-00149 Lundegard Addition/Interior Remodel 27 Butterfly Lane**

05CDH-00000-00028 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of Bob Easton, architect for the owners, John Lundegard, to consider Case No. 05BAR-00000-00149 for **preliminary/final approval of an addition to an existing residence of approximately 340 square feet.** The following structures currently exist on the parcel: residence of approximately 6,150 square feet, garage of approximately 550 square feet and cabana of approximately 640 square feet. The property is a .61 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-036, located at **27 Butterfly Lane** in the Montecito area, First Supervisorial District. **(Continued from 6/20/05)**

CONCEPTUAL REVIEW

- 13. 05BAR-00000-00159 Adams Single Family Dwelling 1376 Oak Creek Canyon Road**

05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Applicable/Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **conceptual review of new residence of approximately 4,552 square feet, garage of approximately 677 square feet and pool approximately 10 feet by 38 feet.** There is no structure on the parcel: The proposed project will require approximately 2,900 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 6.05 acre parcel zoned Res-100 and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District.

14. 05BAR-00000-00161 Residential Unit and Carport 60
Butterfly Lane

(No Planner Assigned)

Ridgeline: N/A

Request of Raymond Appleton, agent for the owners, Sandra Petersen, to consider Case No. 05BAR-00000-00161 for **conceptual review of an attached residential second unit of approximately 598 square feet and carport of approximately 380 square feet**. The following structures currently exist on the parcel: residence of approximately 2,338 square feet, garage of approximately 378 square feet, carport of approximately 365 square feet and storage shed of approximately 84 square feet. The property is a 0.33 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-026, located at **60 Butterfly Lane** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.

15. 03BAR-00000-00133 Ylvisaker Demo and New Residence 416 Pimiento Lane
03LUP-00000-00762 (Robert Dostalek, Planner) Ridgeline: N/A/Urban

Request of Kim Reicks, agent for the owners, Don and Anna Ylvisaker, to consider Case No. 03BAR-00000-00133 for revised **conceptual/preliminary/final approval for remodels and additions to the existing 1,250 square foot single family residence resulting in an approximately 2,318 square foot residence with an attached approximately 502 square foot garage. The existing 674 square foot detached garage would be demolished to accommodate the new construction**. The following structures currently exist on the parcel: a single family residence of approximately 1,240 square feet and garage of approximately 674 square feet. The proposed project will require approximately 186 cubic yards of cut and approximately 186 cubic yards of fill. The property is an approximately 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-058, located at **416 Pimiento Lane** in the Montecito area, First Supervisorial District. **(Continued from 6/2/03 and 8/18/03)**

16. 05BAR-00000-00163 LaWarre Addition and Remodel 1130
Channel Drive

(No Planner Assigned)

Ridgeline: N/A

Request of Vadim M. Hsu, architect for the owners, William LaWarre, to consider Case No. 05BAR-00000-00163 for **conceptual review of a residential addition of approximately 738 square feet and remodel of approximately 1,000 square feet**. The following structures currently exist on the parcel: residence of approximately 1,402 square feet and detached 2 car garage of approximately 620 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-015, located at **1130 Channel Drive** in the Montecito area, First Supervisorial District.

17. 05BAR-00000-00166 Goerner New Single Family Residence 1017
Hot Springs Road

(No Planner Assigned)

Ridgeline: Applicable/Rural

Request Bob Goda, architect for the owners, John Goerner, to consider Case No. 05BAR-00000-00166 for **conceptual review of a new residence of approximately 3,222 square feet and garage and storage of approximately 1,032 square feet.** There is no structure currently on the parcel. The proposed project will require approximately 1,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 40 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-010-008, located at **1017 Hot Springs Road** in the Montecito area, First Supervisorial District.

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| 18. | DeSantillana Single
Family Dwelling Addition | 559 EI |
| 05BAR-00000-00167 | | |
| Bosque Road | | |
| 05LUP-00000-00753 (No Planner Assigned) | | Ridgeline: N/A |
| <p>Request of Tom Jacobs, architect for the owners, Gerry DeSantillana to consider Case No. 05BAR-00000-00167 for conceptual/preliminary review of an addition of approximately 672 square feet. The following structures currently exist on the parcel: residence of approximately 1,303 square feet, garage of approximately 216 square feet and storage of approximately 729 square feet. The property is a 0.92 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-021-011, located at 559 El Bosque Road in the Montecito area, First Supervisorial District.</p> | | |

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| 19. | Berkoff Trust New Residence
Guesthouse, Cabana and Garage | 700 |
| 05BAR-00000-00172 | | |
| Picacho Lane | | |
| (No Planner Assigned) | | Ridgeline: N/A |
| <p>Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for conceptual review of new residence of approximately 9,860 square feet, guest house of approximately 800 square feet, cabana of 800 square feet, garage of approximately 800 square feet and accessory structure of approximately 500 square feet. There are no structures on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at 700 Picacho Lane in the Montecito area, First Supervisorial District.</p> | | |

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| 20. | Spiva Addition and Garage | 768 Ayala Lane |
| 05BAR-00000-00029 | | |
| 05LUP-00000-00547 (Lisa Martin, Planner 568-2032) | | |
| | | Ridgeline: N/A |
| <p>Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for further conceptual review of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet. The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at 768 Ayala Lane in the Montecito area, First Supervisorial District. (Continued from 3/14/05, 5/23/05 and 6/20/05)</p> | | |