



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: July 16, 2007
3:00 P.M.**

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

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.
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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 July 2, 2007 will be considered.

3. **06BAR-00000-00301** **Cole Single Family Dwelling Addition** **736 Coyote Road**
06LUP-00000-01075 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Heidi Jones, Suzanne Elledge Planning and Permitting Services, agent for the owner, Alexandra Cole, to consider Case No. 06BAR-00000-00301 for **preliminary/final approval of an as-built addition of approximately 696 square feet to the existing residence and removal of a partially constructed second floor loft.** The following structure currently exists on the parcel: residence of approximately 1,916 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-090, located at **736 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 1/08/07 and 1/22/07)

4. **06BAR-00000-00319** **Horning Pool, Cabana, Trellis, Entry Gate, and Wall** **1361 Danielson Road**
06LLA-00000-00012 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
06CDP-00000-00143

Request of Susan McLaughlin, Suzanne Elledge Planning and Permitting Services, agent for the owners, Rob and Khara Horning, to consider Case No. 06BAR-00000-00319 for **preliminary/final approval of a new pool with cabana of approximately 198 square feet, trellis of approximately 380 square feet, and new entry gate and wall.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guesthouse of approximately 515 square feet, and barn of approximately 515 square feet. The proposed project will require approximately 245 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 1/22/07)

5. **07BAR-00000-00028** **Dene Demo/New Single Family Dwelling and Garage** **416 Camphor Place**
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, 6/04/07, and 7/02/07)

6. **05BAR-00000-00258** **Lufkin Footbridge** **135 Pomar Lane**
05CDH-00000-00038 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for **preliminary approval of a four foot wide and approximately twenty-six foot long footbridge.** The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with an attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **007-322-002**, located at

135 Pomar Lane in the Montecito area, First Supervisorial District (Continued from 11/21/05 and 4/23/07)

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

- Halstead LLC Single Family**
7. **07BAR-00000-00049 Dwelling and Cabana 1398 Oak Creek Canyon Road (Lot 7)**
07LUP-00000-00280 (Selena Buoni, Planner 568-2910) Ridgeline: Rural
- Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **preliminary approval of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, pool cabana of approximately 317 square feet, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 2,350 cubic yards of cut and approximately 2,100 cubic yards of fill. Three oak trees are proposed to be removed. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 5/07/07)

CONCEPTUAL REVIEW

8. **07BAR-00000-00182 Nadel Single Family Dwelling Addition 1127 Hill Road**
07CDH-00000-00018 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
- Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00182 for **conceptual review of the demolition of a 236 square foot covered patio and construction of a new 544 square foot covered patio, for a net increase of approximately 308 square feet to the existing residence.** The following structures currently exist on the parcel: a single-family residence of approximately 4,196 square feet (net) with an attached garage of approximately 777 square feet, a guesthouse of approximately 768 square feet, and pool house of approximately 798 square feet. The proposed project will not require grading or tree removal. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-036, located at **1127 Hill Road** in the Montecito area, First Supervisorial District.
9. **07BAR-00000-00166 Stone Pool Cabana 660 Stonehouse Lane**
07LUP-00000-00453 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- Request of Bob Easton, architect for the owners, Fiona and Douglas Stone, to consider Case No. 07BAR-00000-00166 for **conceptual review of a pool cabana of approximately 437 net square feet.** The following structures currently exist on the parcel: two-story residence of approximately 6,197 square feet with an attached garage of approximately 964 square feet and basement of approximately 3,579 square feet, detached artist studio of approximately 800 square feet, and attached residential second unit of approximately 917 square feet. The proposed project will require approximately 127 cubic yards of cut and approximately 17 cubic yards of fill. The property is a 2.04 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.

- 10. 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 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. (Continued from 7/02/07)

- 11. 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 and preliminary/final approval 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. (Continued from 7/02/07)

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

- 12. 07BAR-00000-00152 Hardy (formerly 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. (Continued from 7/02/07)

- 13. 07BAR-00000-00169 Merzbach Demo/New Single Family Dwelling 2090 East Valley Road**
07LUP-00000-00444 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Kurt Magness, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **conceptual review of a new two-story residence of approximately**

4,146 square feet with an attached 3-car garage of approximately 800 square feet, and the demolition of the existing residence and garage. The following structures currently exist on the parcel: single-story residence of approximately 1,600 square feet with an attached garage of approximately 478 square feet, detached accessory building of approximately 480 square feet, and garden shed of approximately 100 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-016, located at **2090 East Valley Road** in the Montecito area, First Supervisorial District.

14. **07BAR-00000-00168** **Appleton Single Family Dwelling Additions** **667 Romero Canyon Road**
07LUP-00000-00475 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Loren Solin, architect for the owner, Lee Appleton, to consider Case No. 07BAR-00000-00168 for **conceptual review of as-built additions of approximately 450 square feet, and new additions of approximately 329 gross (309 net) square feet to the existing residence, including a covered entry addition of approximately 85 square feet, master bath and closet addition of approximately 105 square feet, and kitchen/dining/laundry remodel with addition of approximately 139 square feet. Reconfiguration and repaving of the existing driveway is also proposed.** The following structures currently exist on the parcel: residence of approximately 1,407 square feet with a detached garage of approximately 375 square feet and a detached workroom of approximately 439 square feet. The proposed project will not require grading. The property is a 0.53 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-003, located at **667 Romero Canyon Road** in the Montecito area, First Supervisorial District.

15. **07BAR-00000-00163** **Davis Single Family Dwelling** **Unassigned 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 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07)

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

16. **07BAR-00000-00164** **Clark Single Family Dwelling** **1174 Channel Drive**
(no planner assigned) Ridgeline: N/A

Request of Donald G. Sharpe, architect for the owners, Dallas and Peter Clark, to consider Case No. 07BAR-00000-00164 for **conceptual review of a new two-story residence of approximately 4,959 square feet with an attached garage of approximately 600 square feet and basement of approximately 1,916 square feet.** The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill (recompaction only). The property is a 0.27 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-029, located at **1174 Channel Drive** in the Montecito area, First Supervisorial District.

17. **07BAR-00000-00170** **Conk Single**
Family Dwelling 1385 Oak Creek Canyon Road (Lot 5)
(no planner assigned) Ridgeline: Rural

Request of Robert Senn, architect for the owner, Chip Conk, to consider Case No. 07BAR-00000-00170 for **conceptual review of a new two-story residence of approximately 5,903 square feet with a basement of approximately 1,712 square feet and a detached garage of approximately 735 square feet. Loggias of approximately 1,085 square feet and decks/balconies of approximately 975 square feet are also proposed.** The lot is currently vacant. The proposed project will require approximately 1,737 cubic yards of cut and approximately 1,523 cubic yards of fill. The property is 6.25 total acres zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-020 and -009, located at **1385 Oak Creek Canyon Road (Lot 5)** in the Montecito area, First Supervisorial District.