



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA and SITE VISIT Meeting of July 25, 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

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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.

FORMAL SITE VISIT 2:00 P.M.

700 PICACHO LANE – BERKOFF TRUST NEW RESIDENCE – STORY POLES

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 11, 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.

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|--|---|------------------------------|
| C-1. 05BAR-00000-00157 | Friedman Addition | 150 La Vereda Lane |
| 05CDP-00000-00054 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |
| <p>Request of Bob Easton, architect for the owners, Bruce and Sonia Friedman, to consider Case No. 05BAR-00000-00157 for preliminary/final on consent of an addition to a lower floor of approximately 464 square feet, addition of a covered balcony of approximately 108 square feet and new roof deck over the existing garage of approximately 702 square feet. The following structures currently exist on the parcel: residence of approximately 3,999 square feet, guesthouse of approximately 1,059 square feet and garage of approximately 702 square feet. The property is a 1.3 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-202-008, located at 150 La Vereda Lane in the Montecito area, First Supervisorial District. (Continued from 6/20/05)</p> | | |
| C-2. 05BAR-00000-00144 | Morton Single Family Dwelling Addition | 550 Santa Angela Lane |
| 05LUP-00000-00612 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |
| <p>Request of Valerie Froscher, architect for the owners, Hughes and Cece Morton, to consider Case No. 05BAR-00000-00144 for preliminary/final on consent of an addition of approximately 412 square feet. The following structures currently exist on the parcel: single family residence of approximately 2,106 square feet, garage of approximately 256 square feet and carport of approximately 325 square feet. The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 0.44 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-018, located at 550 Santa Angela Lane in the Montecito area, First Supervisorial District. (Continued from 6/20/05)</p> | | |
| <p>Ty Warner Hotels & Resorts, LLC San Ysidro Ranch Cottages
 Cottage Remodels (Outlook, Magnolia, Oak, Lower Hill, Kennedy, Geranium, Rose, Acacia, Bougainvillea, Coleman) New Gatehouse/Restroom and Realignment</p> | | |
| C-3. 04BAR-00000-00286 | of Roads/Parking
Ysidro Lane | 900 San Ysidro Lane |
| 05RVP-00000-00001 (Lisa Hosale, Planner, 568-2007) | | Ridgeline: N/A |
| <p>Request of Ken Mineau, Appleton & Associates, architects for the owner, Ty Warner Hotels & Resorts, LLC, to consider Case No. 04BAR-00000-00286 for final on consent of remodeling plans to the existing Outlook, Magnolia, Oak, Lower Hill, Kennedy, Geranium, Rose, Acacia, Bougainvillea, Coleman Cottages of approximately 8,621 total square feet. The project also includes construction of a new gatehouse, restroom, and realignment of the internal roads and parking areas. The following currently exists on the parcel: the San Ysidro Ranch Hotel. The proposed project will require approximately 1,100 cubic yards of cut and 1,700 cubic yards of fill. The property is a 19.77 acre parcel zoned C-V and shown as Assessor's Parcel Number 007-050-026, located at 900 San Ysidro Lane in the Montecito area, First Supervisorial District. (Continued from 4/11/05, 5/9/05 and 6/6/05)</p> | | |
| C-4. 05BAR-00000-00184 | Music Academy of the West | 1070 The Fairway |
| 90-CUP-111 RV01 (Natasha Heifetz Campbell, Planner 962-0030) | | Ridgeline: N/A/Urban |

No. Request of Suzanne Elledge, agent for the Music Academy of the West to consider Case 05BAR-00000-00184 for **final on consent of Wood 2 Practice Studio Building 5,980 square feet renovation project, including, but not limed to seismic and acoustical upgrades.** The following structures currently exist on the parcel: Main house, Abravanel Hall, Claeysens Hall, Wood 1 and Wood 2 Studio Buildings, Harger Studio, The Rack, Treasure House and two residences. The property is a 9.04 acre parcel zones 1-E-1 and shown as Assessor's Parcel Numbers 099-282-029 and -030, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. **(Continued from 6/20/05)**

C-5. 05BAR-00000-00124 Adams Addition/Remodel and Artist Studio 202 Olive Mill Road

05LUP-00000-00546 (Alice Daly, Planner 568-2059) Ridgeline: N/A

Request of Jason Grant, architect for the owner, Elyse Adams, to consider Case No. 05BAR-00000-00124 for **final on consent of a 1,058 square foot addition and remodel of an existing residence of approximately 2,626 square feet and construction of a new 943 square foot detached three-car garage and a new detached 792 square foot artist studio.** The following structures exist on the parcel: residence of approximately 2,626 square feet and guest house of approximately 575 square feet. The project will require approximately 8.5 cubic yards of cut and no cubic yards of fill. 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 and 7/11/05)**

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-00000-00148** **Music Academy of the West** **1070 The Fairway**
90-CUP-111 RV01 (Natasha Heifetz Campbell, Planner 962-0030) Ridgeline: N/A/Urban

Request of Suzanne Elledge, agent for the Music Academy of the West, to consider Case No. 05BAR-00000-00148 for **final approval of Phase One of the approved Master Plan involving an approximately 2,790 square foot addition to the existing recital hall and construction of a new storage building with floor area of 950 square feet as well as grading and landscape changes to the site.** The following structures currently exist on the parcel: Main house, Abravanel Hall, Claeysens Hall, Wood 1 and Wood 2 Studio Buildings, Harger Studio, The Rack, Treasure House and two residences. The property is a 9.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 009-282-029 and -030, located at **1070 The Fairway** in Montecito area, First Supervisorial District. **(Continued from 9/22/03 and 6/20/05)**

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, 5/9/05 and 7/11/05)**

3. **04BAR-00000-00348** **Jones New Residence, Garage and Guesthouse** **1372 Oak Creek Canyon Road**
04LUP-00000-01335 (Alice Daly, Planner 568-2059) Ridgeline: Rural
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, 6/20/05 and 7/11/05)**

PRELIMINARY APPROVAL

4. **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 owner, 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 0.61 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 and 7/11/05)**

5. **05BAR-00000-00136** **Beach Cabana, Single Family Dwelling Addition and Retaining Wall** **1504 E. Mountain Drive**
05LUP-00000-00573 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
Request of Vadim Hsu, architect for the owner, Patrick Beach, to consider Case No. 05BAR-00000-00136 for **preliminary approval of a cabana of approximately 777 square feet and residential addition of 127 square feet**. The following structure currently exist on the parcel: residence of approximately 6,643 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 896 cubic yards of fill. The property is a 1.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-015, located at **1504 E. Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 6/6/05)**

6. **04BAR-00000-00268** **Carlos Second Story Addition and New Detached Garage** **1050 Golf Road**
 05LUP-00000-00202 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Tony Xiques, agent for the owner, Maria Carlos, to consider Case No. 04BAR-00000-00268 for **preliminary approval of a first and second story residential addition of approximately 2,966 square feet, conversion of a 460 square feet garage to habitable space, a second floor deck of approximately 367 square feet, a new attached garage of approximately 480 square feet and a new detached garage/workshop of approximately 740 square feet.** The following structure currently exist on the parcel: single story residence of approximately 1,656 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-013, located at **1050 Golf Road** in the Montecito area, First Supervisorial District. **(Continued from 11/8/04 and 4/11/05)**

7. **04BAR-00000-00124** **Foreman Additions, Garage and Recreation Room** **630 Parra Grande Lane**
 04LUP-00000-00124 (Amy Trester, Planner, 568-3116) Ridgeline: N/A/Urban

Request of Tracy Burnell, architect for the owner, Bill Foreman, to consider Case No. 04BAR-00000-00124 for **preliminary/final approval of additions totaling approximately 578 square feet and a new two-story accessory structure, with a 611 square feet garage on the first floor and a 502 square foot recreation room on the second floor.** The following structures currently exist on the parcel: single family residence of approximately 3,025 square feet. The proposed project will require approximately 22 cubic yards of cut and 22 cubic yards of fill. The property is a 1.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-013 located at **630 Parra Grande Lane** in the Montecito area, First Supervisorial District. **(Continued from 7/12/04)**

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

8. **05BAR-00000-00126** **Requist Accessory Building** **62 Canon View Road**
 05LUP-00000-00779 (Lisa Martin, Planner 568-2032) Ridgeline/Hillside

Request of Bryan Pollard, architect for the owners, Phil and Lena Requist, to consider Case No. 05BAR-00000-00126 for **preliminary approval of an accessory building with ½ bath of approximately 698 square feet.** The following structure currently exists on the parcel: single family residence of approximately 3,001 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 2 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-164-012, located at **62 Canon View Road** in the Montecito area, First Supervisorial District. **(Continued from 5/23/05)**

9. **05BAR-00000-00150** **Arntz Demolition and Addition** **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 **preliminary approval of an addition of 2,095 square feet, demolition of a 1,288 square feet garage/barn and demolition of 1,100 square feet of the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,855 square feet, barn and garage of approximately 1,288 square feet and guesthouse of approximately 288 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 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)

Miller Single Family Dwelling

**10. 05BAR-00000-00156 Remodel/Detached Workshop
1440 Wyant Road**

05LUP-00000 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Loren Solin, agent for the owner, Stephen Miller, to consider Case No. 05BAR-00000-00156 for **preliminary/final approval of an addition of a master suite of approximately 345 square feet and detached workshop of approximately 772 square feet.** The following structures currently exist on the parcel: residence of approximately 3,973 square feet and attached garage of approximately 444 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-430-019, located at **1440 Wyant Road** in the Montecito area, First Supervisorial District. (Continued from 6/20/05)

11. 05BAR-00000-00029 Spiva Addition and Garage 768 Ayala Lane

05LUP-00000-00547 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owner, George N. Spiva, to consider Case No. 05BAR-00000-00029 for **preliminary approval of a new residence 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 1,032 square foot guesthouse, 460 square foot carport and storage and 50 square foot 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)

12. 05BAR-00000-00050 Biltmore Patio/Fountains 1260 Channel Drive

05CDP-00000-00056 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Susan Van Atta, architect for the owner, 1260 BB Property, LLC, to consider Case No. 05BAR-00000-00050 for **preliminary/final approval of patios, fountains and outdoor fireplaces of approximately 500 square feet outside Buildings G and H.** The following structure currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 5 cubic yards of cut and 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 3/28/05)

CONCEPTUAL REVIEW

13. 05BAR-00000-00174 Melton Addition and Workshop 927
Brooktree Lane
(No Planner Assigned) Ridgeline: N/A

Request of Mark Drexler, architect for the owner, Melton Trust, to consider Case No. 05BAR-00000-00174 for **conceptual review of an addition of approximately 361 square feet to an existing residence and new accessory structure of approximately 657 square feet.** The following structures currently exist on the parcel: residence of approximately 4,953 square feet and attached garage of approximately 554 square feet. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-018, located at **927 Brooktree Road** in the Montecito area, First Supervisorial District.

14. 05BAR-00000-00179 Thomas Addition 260
Dawlish Place
05LUP-00000-00805 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Dennis Thompson, architect for the owners, Michael and Kim Thomas, to consider Case No. 05BAR-00000-00179 for **conceptual review of an addition of a first floor addition of approximately 755 square feet, a new garage of approximately 388 square feet and second story addition of approximately 514 square feet.** The following structures currently exist on the parcel: residence of approximately 1,387 square feet and garage of approximately 356 square feet. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-012, located at 260 Dawlish Place 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.

Morrow Office Addition, New Cabana and Garage

15. 04BAR-00000-00175 1665 Fernald Point Lane
04CDH-00000-00020 (Mark Walter, Planner; 568-2852) Ridgeline: N/A

Request of Kent Mixon, architect for the owner, Ron Morrow, to consider Case No. 04BAR-00000-00175 for **further conceptual review of a second floor office addition to existing residence of approximately 323 square feet, addition of a deck/balcony of 52 square feet to the second story of the main residence; a new cabana of approximately 737 square feet and 15'6" in height; and a new garage of approximately 361 square feet and 10'10" in height.** The following structures currently exist on the parcel: a residence and garage of approximately 5,264 square feet, (guesthouse and garage of approximately 1,327 square feet- to be demolished), and garden shed of approximately 176 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 007-374-004, located at **1665 Fernald Point Lane** in the Montecito area, First Supervisorial District. **(Continued from 8/9/04 and 1/24/05)**

16. 05BAR-00000-00183 Light New Accessory Building 255
Penny Lane

(No Planner Assigned)

Ridgeline: N/A

Request of James R. Youngson, architect for the owners, John & Sherry Light, to consider Case No. 05BAR-00000-00183 for **conceptual review of a new accessory building of approximately 800 square feet**. The following structures currently exist on the parcel: residence with attached garage of approximately 5,359 square feet. The property is a 1.42 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-008, located at **255 Penny Lane** in the Montecito area, First Supervisorial District.

17. 05BAR-00000-00163
1130 Channel Drive

**LaWarre Addition and Remodel
and Accessory Structure**

(Errin Briggs, Planner 568-2047)

Ridgeline: N/A

Request of Vadim M. Hsu, architect for the owner, William LaWarre, to consider Case No. 05BAR-00000-00163 for **conceptual review of a residential addition of approximately 738 square feet, addition of an 800 square foot accessory structure, 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 0.31 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. **(Continued from 7/11/05)**

18. 05BAR-00000-00172
Picacho Lane

**Berkoff Trust New Residence
Guesthouse, Cabana and Garage**

700

(No Planner Assigned)

Ridgeline: N/A

Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for **further 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. **(Continued from 7/11/05)**

19. 05BAR-00000-00022
05SCD-00000-00009 (Joddi Leipner, Planner 568-2514)

Our Lady of Mount Carmel Church

1300 East Valley Road

Ridgeline: N/A

Request of Tom Kress, architect for Father Maurice O'Mahony, to consider Case No. 05BAR-00000-00022 for **further conceptual review of an 8 foot high garden wall, refuse enclosure with gates of approximately 455 square feet and Marian sculpture shrine enclosure of approximately 256 square feet**. The property is a 4.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-172-001, located at **1300 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05 and 6/20/05)**