



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

Meeting Date: July 30, 2007

Special Meeting Time: 2:00 P.M.

Revision: The project description for Item #2 (07BAR-00000-00129) – Largura SFD and Guesthouse, has been revised.

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		

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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 (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 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.

Site Visit - 1:00 P.M.

View Story Poles for Item No. 2 – Largura SFD and Guesthouse – 2480 Bella Vista Drive

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**

remodel of approximately 694 square feet. The following structures currently exist on the parcel: residence of approximately 2,402 square feet with a detached garage of approximately 550 square feet, pool house of approximately 225 square feet and ground-mounted solar panels. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-022, located at **500 Barker Pass Road** in the Montecito area, First Supervisorial District.

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| 2. | Largura Single Family
Dwelling and Guesthouse | 2480 Bella Vista Drive |
| | 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 4,252 square feet with basement of approximately 1,854 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,445 cubic yards of cut and approximately 1,182 cubic yards of fill. Approximately 22,000 square feet of 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, 6/18/07, and 7/02/07)

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

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| 3. | Miramar Hotel | 1555 S. Jameson Lane |
| | 07BAR-00000-00175 | |
| | 07RVP-00000-00009 (Julie Harris, Planner 568-3518) | Ridgeline: N/A |
| | 07CUP-00000-00045 | |
| | 07CUP-00000-00046 | |
| | 07CUP-00000-00047 | |

Request of Caruso BSC Miramar LLC, owner, to consider Case No. 07BAR-00000-00175 for **conceptual review of the redevelopment of the Miramar Hotel with all new buildings of approximately 245,000 gross (161,332 net) square feet, including a main building with a lobby, meeting rooms and conference facilities, back-of-house areas and underground parking, 209 guest rooms, two restaurants and a beach bar, pools, landscape, new 10-foot high sound wall, four employee dwellings, abandonment of the north-south segment of Miramar Avenue and relocation of a private access easement.** The following structures currently exist on the parcel: Miramar Hotel (all buildings and structures to be demolished). The proposed project will require approximately 28,000 cubic yards of cut and approximately 32,000 cubic yards of fill. The property consists of 15.99 total acres (15.77 net acres) zoned C-V and shown as Assessor's Parcel Numbers 009-371-004, -003, 009-372-001, and 009-333-010, located at **1555 S. Jameson Lane** in the Montecito area, First Supervisorial District.