



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 7, 2006
3:00 P.M.**

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

Revisions: Level of review for Item #C-2 – Simon Trellis, 06BAR-00000-00088, has been revised; Related Case # for Item #14 – Groff SFD and Guest House, 06BAR-00000-00170, has been revised; Project description for Item #3 – Kirkhart-Casey SFD Addition and Renovation, 06BAR-00000-00075, has been revised.

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

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 24, 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. 04BAR-00000-00335 Klink New Residence 1787 Fernald Point Lane**
04CDH-00000-00042 (Michelle Gibbs, Planner, 568-3508) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **final approval on consent of a new 2,602 square foot single-family residence with an attached 786 square foot garage on a 13,524 square foot (net) parcel.** Approximately 50 cubic yards of cut and 50 cubic yards of fill and 100 cubic yards of recompaction will be required. The existing swimming pool is proposed to be relocated approximately 70 feet to the south of its existing location. 200 cubic yards of cut and 200 cubic yards of fill will be required in order to relocate the pool. Existing development on the subject lot includes a swimming pool, plaster walls and paved patio areas. The property is a 13,524 square foot (net) lot zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-008, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 12/20/04, 8/8/05, 8/22/05, 9/26/05, 11/07/05, 1/09/06, 5/08/06, 6/19/06, and 7/24/06)

- C-2. 06BAR-00000-00088 Simon Trellis 663 Buena Vista Avenue**
06LUP-00000-00533 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Appleton and Associates, architect for the owners, Herb and Bui Simon, to consider Case No. 06BAR-00000-00088 for **preliminary/final approval on consent of new trellis of approximately 508 square feet.** The following structures currently exist on the parcel: residence of approximately 12,628 square feet, pool cabana of approximately 647 square feet, stucco house/garage of approximately 1,075 square feet, 2-car garage of approximately 440 square feet, greenhouse of approximately 260 square feet, and wood garage of approximately 715 square feet. The proposed project will require not require grading. The property is an 4.96 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-130-064, located at **663 Buena Vista Avenue** in the Montecito area, First Supervisorial District. (Continued from 5/22/06)

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.

CONCEPTUAL REVIEW

- 1. 06BAR-00000-00151 Stinson Accessory Structures 1524 East Mountain Drive**
06LUP-00000-00630 (Amy Trester, Planner 568-3116) Ridgeline: Urban

Request of Bob Easton, architect for the owners, Ken Stinson, to consider Case No. 06BAR-00000-00151 for **further conceptual review and preliminary/final approval of a new equipment enclosure of approximately 144 square feet for existing pond, new enclosed garden shed of approximately 192 square feet, and an enclosed garden shed of approximately 96 square feet.** The following structures currently exist on the parcel:

residence of approximately 8,392 square feet, an attached garage of approximately 1,000 square feet and a guest house of approximately 800 square feet. The proposed project will require approximately 13 cubic yards of cut and approximately 13 cubic yards of fill. The property is a 6 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-032, located at **1524 East Mountain Drive** in the Montecito area, First Supervisorial District.
(Continued from 7/24/06)

PRELIMINARY APPROVAL

2. **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, 6/05/06, and 7/10/06)

3. **06BAR-00000-00075** **Kirkhart-Casey Single Family Dwelling** **1426 Greenworth Place**
Addition and Renovation/Remodel
06CDP-00000-00057 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Mark Kirkhart, agent for the owners, Mary Casey and Mark Kirkhart, to consider Case No. 06BAR-00000-00075 for **preliminary approval of a renovation/remodel to existing residence, including conversion of approximately 397 square feet of existing garage area, approximately 76 square feet of existing porch area, and approximately 120 square feet of existing deck area to habitable space, as well as an addition of approximately 152 square feet to existing residence and new attached 2-car garage of approximately 440 square feet**. The following structures currently exist on the parcel: residence of approximately 2,427 square feet square feet with attached garage of approximately 397 square feet. The proposed project will require approximately 404 cubic yards of cut, approximately 5 cubic yards of fill, and approximately 399 cubic yards of export. The property is a 0.37 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-190-003, located at **1426 Greenworth Place** in the Montecito area, First Supervisorial District.
(Continued from 4/24/06)

4. **06BAR-00000-00126** **Adelson Single Family Dwelling Addition,** **256 Santa Rosa Lane**
Cabana, and New Accessory Structure
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, a new pool equipment storage accessory structure of approximately 90 square feet with terrace of approximately 90 square feet, and a new pool and sports court**. 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 zone 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 and 7/10/06)

CONCEPTUAL REVIEW

5. **06BAR-00000-00157** **Santa Barbara Cemetery** **901 Channel Drive**
Mausoleum Addition
06SCD-00000-00022 (Julie Harris, Planner 568-3518) Ridgeline: N/A

Request of Leo Pedersen, architect for the owner, Santa Barbara Cemetery, to consider Case No. 06BAR-00000-00157 for **conceptual review of an additional 1,926 square foot (1,664 net square feet) mausoleum.** The following structures currently exist on the parcel: chapel/sanctuary/office of approximately 11,531 square feet, mausoleum of approximately 4,910 square feet, and service building of approximately 5,014 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 57-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-270-001, located at **901 Channel Drive** in the Montecito area, First Supervisorial District.

6. **06BAR-00000-00171** **Kreisel Pool Cabana** **811 Hot Springs Road**
06LUP-00000-00689 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Susette Naylor, agent for the owners, Neil and Beryl Kreisel, to consider Case No. 06BAR-00000-00171 for **conceptual review of new pool cabana of approximately 784 square feet.** The following structures currently exist on the parcel: residence of approximately 4,621 square feet with attached garage of approximately 680 square feet, pool and associated paving, water tanks, and basketball court (to be demolished – except for backboard). The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.26 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-021, located at **811 Hot Springs Road** in the Montecito area, First Supervisorial District.

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

7. **06BAR-00000-00185** **Beltran Cabana and Spa** **662 Oak Springs Lane**
06LUP-00000-00682 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Bob Easton, architect for the owner, John Paul Beltran, to consider Case No. 06BAR-00000-00185 for **conceptual review and preliminary approval of new cabana of approximately 232 square feet and spa of approximately 87 square feet.** The following structures currently exist on the parcel: residence of approximately 6,230 square feet with attached garage of approximately 822 square feet, and covered terraces of approximately 752 square feet. The proposed project will not require grading. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-090-068, located at **662 Oak Springs Lane** in the Montecito area, First Supervisorial District.

8. **06BAR-00000-00154** **Brinkman Cabana & Trellis** **1185 Dulzura Drive**
06LUP-00000-00595 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Joaquin Ornelas, agent for the owners, James and Emma Brinkman, to consider Case No. 06BAR-00000-00154 for **conceptual review and preliminary approval of new pool cabana of approximately 796 square feet with a covered veranda of 80 square feet.** The following structures currently exist on the parcel: residence of approximately 2,965 square feet with attached garage of approximately 740 square feet. The proposed project will not

require grading. The property is a 0.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-160-035, located at **1185 Dulzura Drive** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00173** **Mathews Garage Conversion and New Garage** **1100 East Mountain Drive**
(no planner assigned) Ridgeline: N/A

Request of Joaquin Ornelas, agent for the owner, Dr. Barbara Mathews, to consider Case No. 06BAR-00000-00173 for **conceptual review of remodel/conversion of existing 3-car garage of approximately 1,560 square feet to a great room, and new 3-car garage of approximately 1,158 square feet with an attached 287 square foot storage room. The proposed new structure will be detached from the existing residence.** The following structures currently exist on the parcel: residence of approximately 8,500 square feet and poolhouse/guesthouse of approximately 1,600 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 4.35 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-250-021, located at **1100 East Mountain Drive** in the Montecito area, First Supervisorial District.

10. **06BAR-00000-00160** **TMB/DSB Family Trust Single Family Dwelling Addition** **1757 Glen Oaks Drive**
06LUP-00000-00614 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Don Nulty, architect for the owner, TMB/DSB Family Trust, to consider Case No. 06BAR-00000-00160 for **conceptual review of a 932 square foot addition to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,312 square feet with attached garage of approximately 440 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at **1757 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

11. **06BAR-00000-00179** **Arntz Garage Changes** **1525 Las Tunas Road**
06LUP-00000-00584 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Brian Miller, agent for the owner, Michelle Arntz, to consider Case No. 06BAR-00000-00179 for **conceptual review and preliminary/final approval of the relocation of a permitted garage, new driveway entry, and the raising of new finished floor addition 2 feet 6 inches to match existing finished floor.** The following structures currently exist on the parcel: residence of approximately 5,950 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 2-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.

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

12. **05BAR-00000-00202** **Friesen Single Family Dwelling Additions and Carport Demolition** **2711 Bella Vista Drive**
06 LUP-000-00564 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Suzanne Elledge, agent for the owner, Gil Friesen, to consider Case No. 05BAR-00000-00202 for **further conceptual review and preliminary approval of a one-story single family dwelling addition of approximately 1,572 square feet, basement**

addition of approximately 1,336 square feet, and demolition of existing carport. The following structures currently exist on the parcel: main residence of approximately 5,325 square feet, caretaker residence of approximately 954 square feet, study of approximately 1,003 square feet, and three garages of approximately 433, 433 and 416 square feet. The proposed project will require approximately 125 cubic yards of cut and approximately 290 cubic yards of fill. The property is a 7.42 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 155-030-007, located at **2711 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 1/23/06)

13. **06BAR-00000-00168 Coral Casino Ballroom Seawall 1281 Channel Drive**
06CDP-00000-00079 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, Ty Warner Hotels and Resorts, LLC, to consider Case No. 06BAR-00000-00168 for **conceptual review of approximately 634 linear feet of seawall, replacement of damaged stairway, and installation of new stairway.** The following structures currently exist on the parcel: Coral Casino Beach and Cabana Club and the seawall. The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 3.29 acre parcel zoned C-V/REC and shown as Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito area, First Supervisorial District.

14. **Groff Single Family Dwelling and Guest House 1395 Oak Creek Canyon Road (Lot 3)**
06BAR-00000-00170
(Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Ken Taub, architect for the owner, Scott Grott, to consider Case No. 06BAR-00000-00170 for **conceptual review of new residence of approximately 5,700 square feet and guest house of approximately 700 square feet.** The lot is currently vacant. The proposed project will require approximately 520 cubic yards of cut and approximately 520 cubic yards of fill. The property is a 6.0 acre parcel zoned RES-40 and shown as Assessor's Parcel Numbers 011-280-011 and -022, located at **1395 Oak Creek Canyon Road (Lot 3)** in the Montecito area, First Supervisorial District.

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

15. **Stone Single Family Dwelling, Garage, and Basement 660 Stonehouse Lane**
06BAR-00000-00182
06LUP-00000-00617 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Stone Family Trust, to consider Case No. 06BAR-00000-00182 for **conceptual review and preliminary approval of new residence of approximately 6,197 square feet with attached garage of approximately 964 square feet, and basement of approximately 3,579 square feet.** The following structures currently exist on the parcel: residence of approximately 800 square feet. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 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.