



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA Meeting of August 8, 2005

3:00 P.M.

REVISED AGENDA

Marsha Zilles	Santa Barbara County
Michele Michaelson	- Montecito Community Hall &
Library	
Raymond Ketzler	1469 East Valley Road
Donald Nulty Vice Chair	Santa Barbara, California 93108
Anthony Spann - Chair	(805) 568-2000
Sam Maphis	
Peter Edwards	
Kim Yanagihara - MBAR Secretary	
Alice Daly - Planner III	

- 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.
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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 25, 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. **Montecito Sanitary District**
04BAR-00000-00283 Screening of Sewer Lift Station 1285 Channel Drive
05CDH-00000-00005 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of Jonathan Dohm, agent for the Montecito Sanitary District and Ty Warner Hotels and Resorts, LLC, to consider Case No. 04BAR-00000-00283 for **final on consent of proposed screening of existing facility by replacing chain link fence with plastered concrete masonry unit structure and screen wall. Height of the structure is 13'5" to the ridge. Access will be provided by wooden doors and gates. New landscape and hardscape is also included.** The following structures currently exist on the parcel: generator, chain link fence, above-ground hand-rails for stairs, control box, portable shade roof. The proposed project will not require grading. The property is a 660 square foot parcel zoned CV and located at **1285 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 11/22/04)

- C-2. **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

Request of Suzanne Elledge, agent for the Music Academy of the West to consider Case

No.

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 6/20/05,7/11/05 and 7/25/05)

- 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**
C-3. **04BAR-00000-00286 of Roads/Parking 900 San
Ysidro Lane**

05RVP-00000-00001 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

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, 6/6/05,7/11/05 and 7/25/05)

**Miller Single Family Dwelling
Remodel/Detached Workshop**

**C-4. 05BAR-00000-00156
1440 Wyant Road**

05LUP-00000 00779 (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 **final on consent 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, 7/11/05 and 7/25/05)**

C-5. 05BAR-00000-00022 Our Lady of Mount Carmel Church 1300 East Valley Road

05SCD-00000-00009 (Joddi Leipner, Planner 568-2514)

Ridgeline: N/A

Request of Tom Kress, architect for Father Maurice O'Mahony, to consider Case No. 05BAR-00000-00022 for **final on consent 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, 6/20/05, 7/11/05 and 7/25/05)**

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. 04BAR-00000-00299 Prenatt Addition & Remodel 135 Santo Tomas

04CDP-00000-000154 (Holly Bradbury, Planner 568-3577)

Ridgeline: N/A

Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **final 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 Tomas** in the Montecito area, First Supervisorial District. **(Continued from 12/6/04, 1/24/05 5/23/05 and 7/11/05)**

Foreman Additions, Garage

2. **04BAR-00000-00124 and Recreation Room 630 Parra Grande Lane**
04LUP-00000-00482 (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 **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, 7/11/05 and 7/25/05)**

3. **05BAR-00000-00101 Montgomery Pergola 755 San Ysidro Road**
05MOD-00000-00001 (Mark Walter, Planner 568-2852) Ridgeline: N/A
- Request of Parker G. Montgomery, owner to consider Case No. 05BAR-00000-00101 for **final approval of a modification of the front yard set back to allow an unpermitted pergola to remain within the required setback. The pergola is approximately 31 feet by 16 feet and has a maximum height of 8 feet.** The property is a 0.95acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05 and 5/9/05)**

PRELIMINARY APPROVAL

4. **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 4,148 square feet and garage of approximately 715 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 6/20/05, 7/11/05 and 7/25/05)**
5. **04BAR-00000-00173 Fairway BB Property LLC Accessory Structures 1025 Fairway Rd.**
(Mark Walter, Planner 568-2852) Ridgeline: N/A/Urban
- Request of Thomas Bollay, architect for the owner, Fairway BB Property LLC, to consider Case No. 04BAR-00000-00173 for **preliminary/final approval of the demolition of three existing single family dwellings and associated accessory structures and the construction of a loggia of approximately 738 square feet, a pool cabana of approximately 415 square feet, two garden pavilion structures of 102 square feet each, a "temple" structure of approximately 33 square feet, a pool of approximately 2,389 square feet, a tennis court of approximately 2,808 square**

feet. Also proposed are a new main entrance with gates of 16 foot height, gateposts of 17.3 foot height and walls that run from seven to 10 feet, and a new service entrance that would consist of gates eight feet in height, gateposts of 11 feet in height and walls seven feet in height within the front yard setback. A new site wall of seven foot height would run the entirety of the parcel's boundary with Fairway Road and would be located within the front yard setback. Extensive new landscaping and hardscape are also proposed. The following structures currently exist on the parcel and will be retained: residence of approximately 14,383 square feet and a guest house of approximately 576 square feet. The proposed project will require approximately 4,560 cubic yards of grading (1,850 cubic yards cut and 2,710 cubic yards fill). The property is a 5.66 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 009-283-002, -003, -004, -007, -008, -009, located at **1025 Fairway Road** in the Montecito area, First Supervisorial District. **(Continued from 7/26/04)**

6. 03BAR-00000-00133 Ylvisaker Demo and New Residence 416 Pimiento Lane
 03LUP-00000-00762 (Robert Dostalek, Planner 568-2054) Ridgeline: N/A/Urban

Request of Kim Reicks, agent for the owners, Don and Anna Ylvisaker, to consider Case No. 03BAR-00000-00133 for **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, 8/18/03 and 7/11/05)**

7. 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 a 288 square foot guest house, and demolition of 1,100 square feet of the existing residence. The tennis court will be removed and replaced by a motorcourt.** 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, 7/11/05 and 7/25/05)**

8. 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)**

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

CONCEPTUAL REVIEW

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|------------|--|--------------------------------|---------------------------------|
| 9. | 05BAR-00000-00195 | Reyner Addition | 1031 East Mountain Drive |
| | 05LUP-00000-00876 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |
| | Request of William S. Reyner, Jr., owner, to consider Case No. 05BAR-00000-00195 for conceptual review of second story addition of approximately 356 square feet. The following structures currently exist on the parcel: residence of approximately 4,500 square feet, guest house of approximately 795 square feet and garage of approximately 750 square feet. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-250-008, located at 1031 East Mountain Drive in the Montecito area, First Supervisorial District. | | |
| | Klink New Residence and Addition to Existing Residence | | |
| 10. | 04BAR-00000-00323/04BAR-00000-00335 | 1787 Fernald Point Lane | |
| | 04CDH-00000-00039 & 04CDH-00000-00042 (Alice Daly, Planner, 568-2059) | | Ridgeline: N/A |
| | Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00323 and 04BAR-00000-00335 for further conceptual review of a new residence of approximately 2,416 square feet and an addition to an existing residence of approximately 1,065 square feet. The following structures currently exist on the parcel: existing residence of approximately 6,413 square feet; guesthouse of approximately 458 square feet; pool cabana of approximately 375 square feet and garage of approximately 636 square feet. The proposed project will require approximately 800 cubic yards of cut and no fill. The property is a 1.062 acre parcel 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) | | |
| | Fowler Garage Addition, Tennis Court and Cabana | | |
| 11. | 05BAR-00000-00193 | Tennis Court and Cabana | 1403 School House Road |
| | (Holly Bradbury, Planner 568-3577) | | Ridgeline: N/A |

