



COUNTY OF SANTA BARBARA

REVISED AGENDA (8/12/05) (8/16/05)

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA Meeting of August 22, 2005

3:00 P.M.

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	
Julie Harris - 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.

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 August 8, 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. 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 **final on consent of an addition of 2,095 square feet, demolition of a 1,288 square foot 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, 7/25/05 and 8/8/05)

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 3:00P. M.

FINAL APPROVAL

1. 04BAR-00000-00173 Fairway BB Property LLC Accessory Structures 1025 Fairway Rd.
04CDH-00000-00030 & 04CUP-00000-00057 (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 **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 and 8/8/05)**

PRELIMINARY APPROVAL

- | | | | |
|--|--------------------------|--|--------------------|
| 2. | 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 preliminary approval of a first floor addition of approximately 687 square feet, and new garage of approximately 379 square feet. The following structures currently exist on the parcel: residence of approximately 1,386 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. (Continued from 7/25/05) | | | |
| 3. | 05BAR-00000-00197 | Zukin Residential Addition | 2133 |
| Ten Acre Road | | | |
| 05LUP-00000-00889 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A | |
| Request of Elizabeth Sorgman, architect for the owner, Robert Zukin, to consider Case No. 05BAR-00000-00197 for preliminary/final approval of a new addition of approximately 590 square feet and garage bay of approximately 249 square feet. The following structures currently exist on the parcel: residence of approximately 2,580 square feet and detached garage of approximately 455 square feet. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-010, located at 2133 Ten Acre Road in the Montecito area, First Supervisorial District. (Continued from 8/8/05) | | | |
| 4. | 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 preliminary/final approval of a 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. (Continued from 8/8/05) | | | |
| 5. | 05BAR-00000-00193 | Fowler Garage Addition,
Tennis Court and Cabana | 1403 School |
| House Road | | | |
| 05LUP-00000-00723 (Holly Bradbury, Planner 568-3577) | | Ridgeline: N/A | |
| Request of Bob Easton, architect for the owners, Greg and Elizabeth Fowler, to consider Case No. 05BAR-00000-00193 for preliminary/final approval of a tennis court of approximately 7,255 square feet, cabana of approximately 780 square feet, lower patio of approximately 6,411 square feet, upper garden of approximately 6,178 square feet and garage addition of approximately 200 square feet. The following | | | |

structures currently exist on the parcel: residence of approximately 8,816 square feet, garage of approximately 727 square feet and shed of approximately 437 square feet. The proposed project will require approximately 510 cubic yards of cut and approximately 510 cubic yards of fill. The property is a 3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-002, located at **1403 School House Road** in the Montecito area, First Supervisorial District. (Continued from 8/8/05)

**6. 05BAR-00000-00141 Hahs Demolition/Rebuild
914 Skyview Drive**

05LUP-00000-00847 (Holly Bradbury, Planner 568-3577) Ridgeline: Urban

Request of Dennis Orr, architect for the owner, Chris Hahs, to consider Case No. 05BAR-00000-00141 for **preliminary approval for the demolition of the existing residence and construction of a new single family residence of approximately 4,278 square feet.** The following structures currently exist on the parcel: single family residence of approximately 2,800 square feet and garage of approximately 450 square feet. The proposed project will require approximately 807 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-192-029, located at **914 Skyview Drive** in the Montecito area, First Supervisorial District. (Continued from 6/6/05)

CONCEPTUAL REVIEW

7. 05BAR-00000-00057 Gaba Single Family Dwelling Addition 1060 Channel Drive

05CDH-00000-00012 (Joddi Leipner, Planner 568-2514) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Hal and Carole Gaba, to consider Case No. 05BAR-00000-00057 for **revised conceptual review of a first floor addition (in two areas) totaling 2,928 square feet and a second story addition of 900 square feet to an existing 3,520 square foot single family residence. The project also includes a remodel of the existing first story roof. A new architectural projection (cupola) would be constructed on the roof of the first floor addition in the northwest area of the house. With the secondary story addition, the house would have a maximum height of 25 feet and an average height of 23 feet. The applicant is also proposing a new 7 foot high garden wall and is proposing to convert an existing 300 square foot barbeque pavilion into a cabana with outdoor barbeque. Other proposed modifications include widening (three additional feet) and repaving of the existing motor court and modifications to the entry gate and columns. Approximately 150 cubic yards of grading would be required to construct the additions and four non-native specimen trees would be removed. Other development currently present on the site includes a 693 square foot attached garage, 216 square foot enclosed storage area and an 800 square foot guest house.** The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 3/28/05 and 6/20/05)

8. 05BAR-00000-00205 Entezari Gate/Gate Post 469 Hot Springs Road

05CUP-00000-00047 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Vahid Entezari, to consider Case No. 05BAR-00000-00205 for **conceptual review of two as-built 9 foot high entry gates,**

gateposts, and walls and relocation of the northern entry gate. The following structures currently exist on the parcel: residence and garage. The property is a .79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-040-006, located at **469 Hot Springs Road** in the Montecito area, First Supervisorial District.

9. 05BAR-00000-00203 Jacobs Accessory Structure 760 San Ysidro Lane

05LUP-00000-00895 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Loren Solin, architect for the owners, Jeff and Hollye Jacobs, to consider Case No. 05BAR-00000-00203 for **conceptual review of a new accessory structure of approximately 512 square feet.** The following structures currently exist on the parcel: residence of approximately 7,502 square feet, attached garage of approximately 738 square feet, guest house of approximately 792 square feet and lath house of approximately 360 square feet. The property is a 2.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-027, located at **760 San Ysidro Lane** in the Montecito area, First Supervisorial District.

10. 05BAR-00000-00204 Sperling Fence 675 Picacho Lane

05CUP-00000-00046 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A

Request of Eric Hvolboll, agent for the owner, Peter Sperling, to consider Case No. 05BAR-00000-00204 for **conceptual review of an as-built black vinyl fence approximately 10 feet high located on the property line.** The property is a 2.42 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Numbers 011-130-022 and 011-130-019 located, at **675 Picacho Lane** in the Montecito area, First Supervisorial District.

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

Klink New Residence and Addition to Existing Residence

11. 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; beach 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 and 8/8/05)**

12. 05BAR-00000-00207 Biltmore Valet Parking Improvement 1260 Channel Drive

(No Planner Assigned) Ridgeline: N/A

Request of David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **conceptual review of improvements to the valet parking lot at the front of the Biltmore Hotel**. The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 1,280 cubic yards of cut and approximately 250 cubic yards of 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.

13. 05BAR-00000-00209 Mozart Trellis/Fountains 2615 Sycamore Canyon Road

(No Planner Assigned)

Ridgeline: N/A

Request of Derrick Eichelberger, architect for the owners, John and Heather Mozart, to consider Case No. 05BAR-00000-00209 for **conceptual review of a fountain and trellis of approximately 5,000 square feet**. The following structures currently exist on the parcel: residence of approximately 8,176 square feet, guesthouse of approximately 1,839 square feet and garage of approximately 496 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 9.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-029, located at **2615 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

14. 05BAR-00000-00211 Ortale New Single Family Residence 321 Ennisbrook Drive

(No Planner Assigned)

Ridgeline: N/A

Request of Barry Sullivan, architect for the owner, Richard Ortale, to consider Case No. 05BAR-00000-00211 for **conceptual review of a new single family residence of approximately 4,590 square feet with attached garage and landscaping**. There are no structures currently on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 513 cubic yards of fill. The property is a .71 acre parcel zoned E-1 and shown as Assessor's Parcel Number 007-530-033, located at **321 Ennisbrook Drive** in the Montecito area, First Supervisorial District.

15. 05BAR-00000-00212 Ortale New Single Family Residence 311 Ennisbrook Drive

(No Planner Assigned)

Ridgeline: N/A

Request of Barry Sullivan, architect for the owner, Richard Ortale, to consider Case No. 05BAR-00000-00212 for **conceptual review of a new single family residence with garage, landscaping and grading of approximately 4,314 square feet**. There are no structures currently on the parcel. The proposed project will require approximately 271 cubic yards of cut and approximately 527 cubic yards of fill. The property is a 0.95 acre parcel zoned E-1 and shown as Assessor's Parcel Number 007-530-034, located at **311 Ennisbrook Drive** in the Montecito area, First Supervisorial District.