



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 27, 2007
3:00 P.M.**

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

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	

- 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.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - 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 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.
 - 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.
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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 August 13, 2007 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. 07BAR-00000-00034 Noone Single Family Dwelling Additions 2140 Ten Acre Road**
07LUP-00000-00109 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tom Oschner, architect for the owners, Peter and Mireille Noone, to consider Case No. 07BAR-00000-00034 for **preliminary/final approval on consent of additions of approximately 513 (458 net) square feet to the existing residence, including a bedroom, bath, and laundry addition of approximately 426 net square feet and a breakfast nook addition of approximately 32 net square feet.** The following structures currently exist on the parcel: residence of approximately 2,495 square feet with an attached garage of approximately 484 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-016, located at **2140 Ten Acre Road** in the Montecito area, First Supervisorial District. (Continued from 3/12/07, 4/09/07, and 5/07/07)

- C-2. 07BAR-00000-00171 Seder Single Family Dwelling Addition/Remodel 500 Barker Pass Road**
07LUP-00000-00451 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Hugh Twibell, architect for the owners, Edmund and Maureen Seder, to consider Case No. 07BAR-00000-00171 for **final approval on consent of an addition of approximately 1,191 square feet to the existing residence and an interior 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. (Continued from 7/30/07)

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-00000-00300 Kogevinas Revisions 171 Olive Mill Lane**
05CDP-00001-00139 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **revised final approval of additions of approximately 809 square feet to the existing residence, new garage of approximately 439 square feet, conversion of the existing garage to habitable space, new trellis of approximately 270 square feet, new**

exterior fireplace under the covered porch, and covered porch of approximately 253 square feet. The following structures currently exist on the parcel: residence of approximately 1,790 square feet with an attached garage of approximately 334 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 12/19/05, 2/06/06, 3/13/06, 5/08/06 and 6/19/06)

2. **Hammer Single Family Dwelling**
07BAR-00000-00140 Addition/Remodel and Garage Addition 670 Park Lane
07LUP-00000-00397 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Hammer, to consider Case No. 07BAR-00000-00140 for **preliminary/final approval of an entry addition of approximately 235 square feet to the existing residence and a minor interior remodel, a new pitched roof at the existing detached garage with an approximately 260 square foot addition to the garage, and a carport addition of approximately 295 square feet.** The following structures currently exist on the parcel: residence of approximately 3,270 square feet with a detached 2-car garage of approximately 443 square feet, and guesthouse of approximately 740 square feet. The proposed project will not require grading. The property is a 1.25 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-001, located at 670 Park Lane in the Montecito area, First Supervisorial District. (Continued from 6/18/07)

3. **Hardy Revised**
07BAR-00000-00152 New Single Family Dwelling and Garage 90 Butterfly Lane
07CDP-00000-00081 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owners, Gary and Linda Hardy, to consider Case No. 07BAR-00000-00152 for **final approval of the construction of a new 2-story residence of approximately 2,742 square feet with an attached 2-car garage of approximately 546 square feet and basement of approximately 1,782 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet and carport of approximately 144 square feet. The proposed project will require approximately 725 cubic yards of cut and no fill. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 7/02/07 and 7/16/07)

4. **Halstead LLC Single Family**
07BAR-00000-00049 Dwelling and Cabana 1398 Oak Creek Canyon Road (Lot 7)
07LUP-00000-00280 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **final approval of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, pool cabana of approximately 317 square feet, pool, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 5,681 cubic yards of cut and approximately 546 cubic yards of fill. Five oak trees are proposed to be removed, and eight others will be impacted by the driveway. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 7/16/07, and 8/13/07)

PRELIMINARY APPROVAL

5. **07BAR-00000-00019 Hale Single Family Dwelling Addition 479 Dinsmore Lane**
07LUP-00000-00054 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owners, Rob and Christine Hale, to consider Case No. 07BAR-00000-00019 for **preliminary/final approval of a single-story addition of approximately 1,036 square feet to the existing residence, along with a new covered entry, new covered porch, new covered patio with an outdoor fireplace (343 square feet), relocation of an existing spa, and a new 264 square foot deck.** The following structures currently exist on the parcel: residence of approximately 2,230 square feet with a detached garage of approximately 380 square feet. 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 009-040-005, located at **479 Dinsmore Lane** in the Montecito area, First Supervisorial District. (Continued from 2/12/07)

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

6. **07BAR-00000-00148 Linker Artist Studio and Covered Porch 320 Malaga Drive**
07LUP-00000-00384 (Amy Trester, Planner 568-3116) Ridgeline: N/A
07HOC-00000-00005

Request of William Cooper, architect for the owners, Vicky and Gary Linker, to consider Case No. 07BAR-00000-00148 for **preliminary/final approval of an artist studio of approximately 800 square feet with an attached covered porch of 298 square feet.** The following structures currently exist on the parcel: residence of approximately 2,750 square feet with an attached garage of approximately 460 square feet, and storage shed of approximately 220 square feet (storage shed to be demolished). The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-025, located at 320 Malaga Drive in the Montecito area, First Supervisorial District. (Continued from 7/02/07)

7. **07BAR-00000-00147 Misfeldt Detached Garage 135 La Vuelta Road**
07CDP-00000-00075 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00147 for **further conceptual review and preliminary approval of a new detached 2-car garage of approximately 480 square feet and new entry gates and columns.** The following structures currently exist on the parcel: residence of approximately 4,639 square feet (under construction) with a detached garage of approximately 250 square feet (to be demolished). The proposed project will not require grading. The property is a 0.44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District. (Continued from 7/02/07)

8. **07BAR-00000-00066 E.M.D. LLC Single Family Dwelling and Guesthouse 1122 E. Mountain Drive**
07LUP-00000-00277 (J. Ritterbeck, Planner 568-3509) Ridgeline: Rural

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **preliminary approval of a new residence of approximately 4,915 square feet with a detached garage of approximately 800 square feet, basement of**

approximately 1,646 square feet, and guesthouse of approximately 786 square feet. The lot is currently vacant. The proposed project will require approximately 1,375 cubic yards of cut and approximately 1,375 cubic yards of fill. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 6/04/07, and 6/18/07)

9. **05BAR-00000-00258** **Lufkin Footbridge** **135 Pomar Lane**
05CDH-00000-00038 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for **preliminary approval of a four foot wide and approximately twenty-six foot long footbridge.** The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with an attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **007-322-002**, located at **135 Pomar Lane** in the Montecito area, First Supervisorial District (Continued from 11/21/05, 4/23/07, and 7/16/07)

10. **07BAR-00000-00013** **Moya Single Family Dwelling Addition/Remodel and Loggias** **145 Olive Mill Lane**
07CDP-00000-00049 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **preliminary approval of the demolition and reconstruction of a 1,609 square foot dwelling, 301-square-foot garage, and 228-square-foot carport (to be enclosed), an addition of approximately 711 square feet, and new exterior loggias of approximately 265 square feet.** The following structures currently exist on the parcel: residence of approximately 1,609 square feet with an attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at 145 Olive Mill Lane in the Montecito area, First Supervisorial District. (Continued from 2/05/07 and 6/18/07)

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

11. **07BAR-00000-00096** **Radtkey/Van Atta Single Family Dwelling Demo/Rebuild** **880 Coyote Road**
07LUP-00000-00370 (Travis Cleveland, Planner 568-2054) Ridgeline: N/A

Request of Ken Radtkey, architect for the owners, Susan Van Atta and Ken Radtkey, to consider Case No. 07BAR-00000-00096 for **preliminary approval of a two-story new residence of approximately 2,571 square feet, 749-square-foot two-car garage, and 901 square feet of unconditioned storage space.** The house proposes a green roof and solar panels. Grading would include 325 cubic yards of cut and no fill. A total of 8 Eucalyptus trees are proposed for removal, to be replaced with 17 oak trees and associated landscaping, to include a small orchard. The following structures currently exist on the parcel: two-story residence of approximately 1,000 square feet (to be demolished). The proposed project will require approximately 350 cubic yards of cut and no fill. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-030, located at 880 Coyote Road in the Montecito area, First Supervisorial District. (Continued from 5/07/07)

12. **04BAR-00000-00306** **Wordell Single Family Dwelling, Atrium, Decks, and Terraces** **2280 Bella Vista Drive**
06LUP-00000-00816 (Holly Bradbury, Planner, 5683577) Ridgeline: Rural

Request of Peter Kavoian, agent for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **preliminary approval of a new single family residence of approximately 5,676 square feet with attached garage of approximately 819 square feet, atrium of approximately 458 square feet, and decks and terraces of 2,006 square feet.** The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. Grading would include 1,460 cubic yards of cut and 350 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at **2280 Bella Vista Drive** in the Montecito area, First Supervisorial District (Continued from 12/06/04, 2/05/07, and 3/12/07)

CONCEPTUAL REVIEW

13. **07BAR-00000-00184** **Entezari Single Family Dwelling Addition** **469 Hot Springs Road**
(no planner assigned) Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Vahid Entezari, to consider Case No. 07BAR-00000-00184 for **conceptual review of an addition of approximately 773 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,653 square feet with a detached garage of approximately 698 square feet. The proposed project will not require grading. The property is a 0.79 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.

14. **07BAR-00000-00195** **Marshall Single Family Dwelling Demo/Rebuild, Guesthouse Addition, Tool Shed Remodel and Modification** **846 Lilac Drive**
07LUP-00000-00525 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban
07MOD-00000-00008

Request of Christopher Manson-Hing, architect for the owners, Siri and Robert Marshall, to consider Case No. 07BAR-00000-00195 for **conceptual review of the demolition of the existing residence of approximately 3,441 square feet and attached 2-car garage of approximately 448 square feet, construction of a new 2-story residence of approximately 7,232 square feet with a new detached garage of approximately 572 square feet, the remodel and construction of an addition of approximately 313 square feet to the existing guesthouse resulting in an approximately 1,112 square foot guesthouse, the interior remodel and change in use of the existing tool shed to a gymnasium of approximately 175 square feet, and for a modification to allow the proposed gym to encroach 12 feet into the required setback of 50 feet from road centerline.** The following structures currently exist on the parcel: residence of approximately 3,441 square feet with an attached garage of approximately 448 square feet and basement of approximately 226 square feet, guesthouse of approximately 746 square feet, and tool shed of approximately 180 square feet. The proposed project will require approximately 220 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 2.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-020, located at **846 Lilac Drive** in the Montecito area, First Supervisorial District.