



COUNTY OF SANTA BARBARA

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: September 10, 2007

Special Meeting Time: 2:00 P.M.

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| Marsha Zilles | Anthony Spann | - Chair |
| Michele Michaelson | Don Nulty | - Vice Chair |
| Raymond Ketzler | 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 (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.
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Site Visit – Site will be available from 9:00 a.m. to 1:00 p.m.

View Story Poles for Item No. 3 – Miramar Hotel – 1555 S. Jameson Lane

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 27, 2007 will be considered.**

IV. **MONTECITO CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P. M.

C-1. **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 **final approval on consent 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 and 8/27/07)

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 2:00 P. M.

CONCEPTUAL REVIEW

1. **05BAR-00000-00177** **Lindsey Single Family Dwelling and Cabana** **2020 Creekside Road**
07CDP-00000-00098 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Darryl Lindsey, to consider Case No. 05BAR-00000-00177 for **conceptual review of a new two-story residence of approximately 4,706 square feet with an attached 3-car garage/workshop of approximately 880 square feet, loggia of approximately 264 square feet, trellis of approximately 280 square feet, second floor deck of approximately 198 square feet, and a cabana of approximately 800 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-060-012, located at **2020 Creekside Road** in the Montecito area, First Supervisorial District.

2. **07BAR-00000-00202** **Gunner Commercial Additions** **1469 & 1498 East Valley Road**
(no planner assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Richard Gunner, to consider Case No. 07BAR-00000-00202 for **conceptual review of a new commercial project, including new Building D (general commercial) of approximately 972 square feet, new Building E (general commercial) of approximately 833 square feet, new two-story Building F (general commercial) of approximately 1,442 square feet, new Building G (general commercial) of approximately 856 square feet, new Building H (general commercial) of approximately 868**

square feet, new two-story **Building I (general commercial) of approximately 946 square feet, new Building J (general commercial) of approximately 582 square feet, and new two-story Building K (general commercial) of approximately 1,580 square feet.** The following structures currently exist on the parcel: Building A (pharmacy/restaurant/office) of approximately 3,945 square feet with outdoor terrace/seating of approximately 766 square feet, Building B (general retail) of approximately 1,628 square feet, Building C (general retail) of approximately 605 square feet, and retail/medical building of approximately 2,280 square feet (to be demolished). The proposed project will require approximately 400 cubic yards of cut and approximately 400 cubic yards of fill. The property is 1.3 total acres zoned CN and shown as Assessor's Parcel Numbers 011-200-072, -073, -076, and -077, located at **1469 and 1498 East Valley Road** in the Montecito area, First Supervisorial District.

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

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| 3. 07BAR-00000-00175 | Miramar Hotel | 1555 S. Jameson Lane |
| 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 **further conceptual review of the redevelopment of the Miramar Hotel with all new buildings of approximately 239,023 gross square feet, including a main building with a lobby, meeting rooms and conference facilities, and back-of-house areas, underground parking (156,420 square feet), 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 33,000 cubic yards of cut and approximately 67,800 cubic yards of fill. The property consists of 20.28 total acres zoned C-V and shown as Assessor's Parcel Numbers 009-371-004, -003, 009-372-001, 009-010-002 and 009-333-010, located at **1555 S. Jameson Lane** in the Montecito area, First Supervisorial District.
(Continued from 7/30/07)