



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: September 11, 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: Item C-7 (05BAR-00000-00202) – Friesen SFD Additions and Carport Demo & Item C-8 (05BAR-00000-00263) – Robinson (formerly Thomas) Revised Landscaping and Cupola, have been added to the Consent Agenda; the Minutes of August 7, 2006 have been added to the Administrative Agenda.

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.
 - 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 (2:30 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 August 21, 2006 will be considered and the minutes of August 7, 2006 will be reconsidered.**

IV. MONTECITO CONSENT AGENDA

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:30 P.M.

- Early Single Family**
- C-1. 06BAR-00000-00101 Dwelling Addition and Garage 1626 East Valley Road**
06LUP-00000-0486 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Rick Starnes, architect for the owners, Mr. and Mrs. Sean Early, to consider Case No. 06BAR-00000-00101 for **final approval on consent of an addition of approximately 1,334 square feet to existing residence and new attached garage of approximately 830 square feet.** The following structures currently exist on the parcel: residence of approximately 2,336 square feet with detached garage of approximately 446 square feet. The proposed project will not require grading. The property is a 0.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-170-011, located at **1626 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 5/22/06 and 7/10/06)
- Saint-Sulpice**
- C-2. 06BAR-00000-00099 Retractable Awning System 873 Knollwood Drive**
06LUP-00000-00767 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Michel Saint-Sulpice, owner, to consider Case No. 06BAR-00000-00099 for **preliminary/final approval on consent of a retractable awning system of approximately 840 square feet over existing swimming pool.** The following structures currently exist on the parcel: residence of approximately 4,200 square feet with attached garage of approximately 600 square feet, and pool. The proposed project will not require grading. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-044, located at **873 Knollwood Drive** in the Montecito area, First Supervisorial District. (Continued from 5/22/06)
- C-3. 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 **final approval on consent 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. (Continued from 8/7/06)
- C-4. 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 **final approval on consent of a 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. (Continued from 8/07/06)

C-5. 06BAR-00000-00098 Mills Additions and Interior Remodel 155 Santa Isabel Lane
06CDP-00000-00033 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Jason Grant, agent for the owner, Steve Mills, to consider Case No. 06BAR-00000-00098 for **final approval on consent of a partial demolition of approximately 712 square feet, remodel of approximately 1,354 square feet of the existing residence, an addition of approximately 1,540 square feet of habitable space, a garage addition of approximately 750 square feet, and a new patio, trellis, and outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 2,066 square feet with attached garage of approximately 350 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 009-182-008, located at **155 Santa Isabel Lane** in the Montecito area, First Supervisorial District. (Continued from 5/22/06 and 6/19/06)

C-6. 05BAR-00000-00247 771 Garden Lane Trust Guard House 771 Garden Lane
06LUP-00000-00466 (LSA Associates 568-2518) Ridgeline: N/A

Request of David Brent, agent for the owner, 771 Garden Lane Trust, to consider Case No. 05BAR-00000-00247 for **final approval on consent of a new, two-level guard house with no interior access between the two levels, consisting of a main level guard house/delivery area of 381 square feet and a basement level storage area of 551 square feet, which includes a ½ bathroom. Also proposed is a new fountain, 7 feet 2 inches high retaining walls for the accessory structure, exterior stairs to access the lower level, a wrought iron gate of 9 feet 8.5 inches with 12 feet 9 inch posts and 9 foot 3 inch (maximum height) walls, an enclosed natural gas generator and natural gas chiller, and an electrical service upgrade from existing 400 amp service to 600 amp service.** The following structures currently exist on the parcel: residence of approximately 9,847 square feet, pool house of approximately 908 square feet, and attached 2-car garage of approximately 1,196 square feet. The proposed project will require approximately 499 cubic yards of cut and approximately 165 cubic yards of fill. The property is a 5.55 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Continued from 6/19/06 and 7/24/06)

C-7. 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 **final approval on consent 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, 8/07/06, and 8/21/06)

Robinson (formerly Thomas)

- C-8. 05BAR-00000-00263 Revised Landscaping and Cupola 655 Romero Canyon Road**
05LUP-00000-01182 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of William Cooper, architect for the owner, Suzanne Robinson, to consider Case No. 05BAR-00000-00263 for **revised final on consent of a revised landscape plan and added cupola**. The following structures currently exist on the parcel: residence of approximately 2,346 square feet with attached garage of 463 square feet. The proposed project will not require grading. The property is a 8,797 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-005, located at **655 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 11/07/05, 12/05/05, and 12/19/05)

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 3:10 P. M.

FINAL APPROVAL

- 1. 03BAR-00000-00315 Finefrock Revisions 1655 Fernald Point Lane**
03CDH-00000-00044 (Julie Harris, Planner, 568-3518) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Gary Finefrock, to consider Case No. 03BAR-00000-00315 for **revised final approval of an exterior color change for an addition of approximately 5,332 square feet, attached gym of approximately 1,034 square feet, and attached garage of approximately 800 square feet to an existing residence**. The following structures currently exist on the parcel: residence of approximately 2,300 square feet to be dismantled and reconstructed, reducing area to 900 square feet and nonconforming residential second unit of approximately 1,079 square feet to remain. To be removed: garage of approximately 292 square feet garage, wood studio of approximately 495 square feet, laundry building of approximately 350 square feet, 2 sheds totaling approximately 205 square feet, storage building of approximately 300 square feet, greenhouse of approximately 140 square feet and 3 wood decks. The proposed project will require approximately 200 cubic yards of grading. The property is a 1.09 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-374-002, located at **1655 Fernald Point Lane** in the Montecito area, First Supervisorial District (Continued from 11/17/03, 11/8/04, 3/14/05, 3/28/05, and 4/11/05)

- 2. 04BAR-00000-00084 Downs Revised Landscape Plan 233 Oak Road**
04LUP-00002-00347 (Amy Trester, Planner; 568-3116) Ridgeline: N/A

Request of Ray Ketzal, architect for the owners, Mr. and Mrs. Gregory Downs, to consider Case No. 04BAR-00000-00084 for **revised final approval of a landscape plan in response to removal of a tree. (Original project was a second story addition of approximately 511 square feet and a first floor addition of approximately 244 square feet.)** The following structures currently exist on the parcel: Single family residence of approximately 1,845 square feet and attached two-car garage of approximately 450 square feet. The proposed project will not require grading. The property is a .24 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-122-018, located at **233 Oak Road** in the Montecito area, First Supervisorial District. (Continued from 5/3/04, 5/17/04, 6/21/04, and 12/20/04)

3. **05BAR-00000-00172** **Berkoff Trust New Residence** **700 Picacho Lane**
Guesthouse, Cabana and Garage
05LUP-00000-00952 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for **final approval of a new residence of approximately 9,860 square feet, guest house of approximately 800 square feet, cabana of 800 square feet, garage of approximately 800 square feet, accessory structure of approximately 500 square feet, new pool and new tennis court.** There are no structures on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 7/11/05, 7/25/05, 1/09/06, 2/27/06, 3/13/06, and 3/20/06)

PRELIMINARY APPROVAL

4. **05BAR-00000-00276** **Coleman Single Family** **1554 Miramar Beach Road**
Dwelling Remodel and Addition
06VAR-00000-00002 (Tina Ryder, Planner 568-2001) Ridgeline: N/A
05CDH-00000-00045

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **preliminary approval of a complete remodel and an addition of approximately 456 square feet (net) to an existing approximately 1,645 square foot (net) beach cottage/residence.** The proposed project will require the granting of a variance of the front yard setback for the existing structure and the addition thereto, as well as a variance for the first and second floors of the existing structure from the easterly side yard setback of four feet and the easterly side yard setback of three feet as shown on the County approved plan. The following residential structure currently exists on the parcel: a beach cottage/residence of approximately 1,645 square feet (net). The proposed project will require approximately 80 cubic yards of cut and approximately 80 cubic yards of fill over an estimated land area of 500 square feet. The property is an approximately 6,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-034, located at **1554 Miramar Beach Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/05)

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

DISCUSSION ITEM

5. **01BAR-00000-00272** **Westmont College – Phase 1 Development** **955 La Paz Road**
and Overall Master Plan
90CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban

Request of Laurel Perez, agent for the owner, Westmont College, for the MBAR to consider Case No. 01BAR-00000-00272 and **review revisions to the proposed Master Plan, including all Phase I improvements.** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property is a 111 acre parcel zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at 955 La Paz Road in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, and 5/30/06)