



COUNTY OF SANTA BARBARA

REVISED MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA and SITE VISIT

Meeting of September 12, 2005

3:00 P.M.

Revision: Item #10 Sperling Fence 05BAR-00000-00204, has a revised project description, and Item 16 Shealy New Residence has been added to the agenda for Revised Final Approval.

Marsha Zilles
Michele Michaelson
Library

Raymond Ketzel

Donald Nulty Vice Chair

Anthony Spann - Chair

Sam Maphis

Peter Edwards

Kim Yanagihara - MBAR Secretary

Julie Harris - Planner III

Santa Barbara County

- Montecito Community Hall &

1469 East Valley Road

Santa Barbara, California 93108

(805) 568-2000

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- 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.

Site Visit - 2:00 P.M.

Item No. 7 - Request -62 Canon View Road – Story Poles

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 22, 2005 will be considered.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

V. 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

- Foreman Additions, Garage**

1. **04BAR-00000-00124 and Recreation Room 630 Para 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 an addition totaling approximately 578 square feet and a new two-story accessory structure with a 611 square foot 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 Para Grande Lane** in the Montecito area, First Supervisorial District. **(Continued from 7/12/04, 7/11/05, 7/25/05 and 8/8/05)**
- Harper Single Family Dwelling Addition 1143 Hill Road**

2. **04BAR-00000-00250**
04CDP-00000-00109 (Amy Trester, Planner 568-3116) Ridgeline: N/A/Urban

Request of Peter Becker, architect for the owners, Debbie and Bob Harper, to consider Case No. 04BAR-00000-00250 for **final approval of an addition of approximately 345 square feet.** The following structures currently exist on the parcel: residence of approximately 1,085 square feet and attached garage of approximately 370 square feet. The proposed project will not require grading. The property is a 0.26 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-352-003, located at **1143 Hill Road** in the Montecito area, First Supervisorial District. **(Continued from 6/20/05)**
- Decker New Residence and Artist Studio 660 Stonehouse Lane**

3. **05BAR-00000-00072**
05LUP-00000-00704 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Steve Decker, to consider Case No. 05BAR-00000-00072 for **final approval of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, conversion of the existing single family dwelling to an artist studio of approximately 800 square feet.** There is an 800 square foot house currently existing on the parcel. The proposed project will require approximately 125 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. **(Continued from 4/11/05, 5/9/05, 6/20/05 and 7/11/05)**
- Fairway BB Property**

4. **04BAR-00000-00173 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, 8/8/05 and 8/22/05)**

PRELIMINARY APPROVAL

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| 5. | 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 foot 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 exists 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, 4/11/05, 7/25/05 and 8/8/05)**

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| 6. | 05BAR-00000-00014 | Flynn Single Family Dwelling Addition | 2126 East Valley Road |
| | 05LUP-00000-00373 (Lisa Hosale, Planner 568-2007) | | Ridgeline: N/A |

Request of Sam Maphis, architect for the owner, David Flynn, to consider Case No. 05BAR-00000-00014 for **preliminary approval of a new single family dwelling of approximately 5,260 square feet, garage of approximately 780 square feet, cabana of approximately 800 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: garage of 800 square feet and residence of 796 square feet. The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.30 acre parcel zoned 2-E-1 and shown as Assessor’s Parcel Number 007-140-039, located at **2126 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 2/7/05)**

7. 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 **preliminary approval 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. **(Continued from 8/22/05)**

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

8. 05BAR-00000-00145 Clark Addition and Remodel 1574 Green Lane

05CDP-00000-00045 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Randy and Amy Clark, to consider Case No. 05BAR-00000-00145 for **preliminary approval of an addition of approximately 1,008 square feet consisting of new family room, laundry room, half bath and remodel of existing kitchen and portions of interior.** The following structures currently exist on the parcel: residence of approximately 3,286 square feet, guesthouse of approximately 634 square feet and garage of approximately 677 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-290-016, located at **1574 Green Lane** in the Montecito area, First Supervisorial District. **(Continued from 6/20/05)**

CONCEPTUAL REVIEW

9. 5BAR-00000-00126 Requist Accessory Building 62 Canon View Road

05LUP-00000-00779 (Lisa Martin, Planner 568-2032) Ridgeline/Hillside

Request of Bryan Pollard, architect for the owners, Phil and Lena Requist, to consider Case No. 05BAR-00000-00126 for **further conceptual review of a accessory building with ½ bath of approximately 698 square feet.** The following structure currently exists on the parcel: single family residence of approximately 3,001 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 2 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-164-012, located at **62 Canon View Road** in the Montecito area, First Supervisorial District. **(Continued from 5/23/05 and 7/25/05)**

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 to allow an existing black vinyl fence to remain along the property line. The 10 foot high sections of the fence would remain at that height. The 6 foot high sections of the fence would be raised to 10 feet.** 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.
(Continued from 8/22/05)

11. 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, 6/20/05 and 8/22/05)

**12. 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 **further conceptual review 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 and 8/22/05)

**13. 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 **further 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. (Continued 8/22/05)

**14. 05BAR-00000-00220 Barrack Cabana 288 Hot
Springs Road**

(No Planner Assigned)

Ridgeline: N/A

Request of Don Nulty, architect for the owner, Tom Barrack, to consider Case No. 05BAR-00000-00220 for **conceptual review of a pool cabana of approximately 800 square feet**. The following structures currently exist on the parcel: residence of 7,949 square feet, garage 1,334 square feet and guesthouse of 774 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 3.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-130-037, located at **288 Hot Springs Road** in the Montecito area, First Supervisorial District.

Kavoian Residential

15. 05BAR-00000-00218

Addition and New Garages

1940 Tollis Avenue

(No Planner Assigned)

Ridgeline: N/A

Request of Peter Kavoian, architect/owner, to consider Case No. 05BAR-00000-00218 for **conceptual review of a residential addition of approximately 2,044 square feet, (1,393 square feet first & second floors and 651 square feet basement), a new attached garage of 896 square feet, a new 1,027 square foot detached garage and 596 square foot new deck. A 900 square foot detached garage with guestroom and a detached carport would be demolished**. The following structures currently exist on the parcel: residence of approximately 12,000 square feet, detached garage and guestroom of approximately 900 square feet, detached carport, two guesthouses of approximately 800 and 850 square feet, swimming pool and tennis court. The proposed project will require approximately 150 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 4.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-007, located at 1940 Tollis Avenue in the Montecito area, First Supervisorial District.

REVISED FINAL APPROVAL

16. 03BAR-00000-00330

Shealy New Residence

2285 Bella Vista Drive

03LUP-00000-01225 (Dan Nemechek, Planner; 568-2516)

Ridgeline Applicable/Urban

Request of Bob Easton, architect for the owners, Mike and Carol Shealy, to consider Case No. 03BAR-00000-00330 for **revised final approval of a new residence of approximately 6,736 square feet with an attached garage of approximately 923 square feet, infinity pool, spa and driveway**. The following structures currently exist on the parcel: single family residence of 3,145 square feet with a garage of approximately 588 square feet. The proposed project will require approximately 494 cubic yards of cut and fill. The property is a 3.3 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-008-020, located at **2285 Bella Vista Drive** in the Montecito area, First Supervisorial District. **(Continued from 12/15/03, 4/5/04 and 8/9/04)**