



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: September 24, 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	June Pujo - Supervising Planner
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.
 - 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 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.
 - 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 September 10, 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-00000-00172 Geyer Single Family Dwelling Addition/Remodel 2110 East Valley Road**
07LUP-00000-00454 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Will and Maggie Geyer, to consider Case No. 07BAR-00000-00172 for **preliminary/final approval on consent of a kitchen addition of approximately 58 square feet and remodel of approximately 1,392 to the existing residence, new pergola of approximately 263 square feet, new site wall 6 feet 6 inches in height and 40 feet in length at master bath garden, and new stone paths.** The following structures currently exist on the parcel: residence of approximately 3,871 square feet with a detached 2-car garage of approximately 300 square feet, accessory building of approximately 534 square feet, and guesthouse of approximately 510 square feet. The proposed project will not require grading. The property is a 1.90 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-140-017, located at **2110 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07)

- C-2. 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 **final approval on consent 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, 7/16/07, 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 3:00 P. M.

DISCUSSION ITEM

1. Montecito BAR Meeting Location

The Montecito Board of Architectural Review will consider permanently changing the location of regular Montecito BAR meetings from the Montecito Community Hall and Library to the Planning Commission Hearing Room at the County Administration Building. (Continued from 3/12/07)

FINAL APPROVAL

2. **06BAR-00000-00008** **McKinley Single Family Dwelling Addition** **1520 Las Tunas Road**
07LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **final approval of demolition of an existing 3,299 square foot residence and 1,118 square foot garage and construction of a new residence of approximately 5,758 (net) square feet with a detached 940 square foot garage and removal of an existing pool. The new residence would have a maximum height of approximately 31 feet. Also included in the proposal is a new pool, new driveway with motor court and associated retaining walls.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with a detached garage of approximately 1,118 square feet (to be demolished). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, 4/10/06, 6/18/07, and 8/13/07)

3. **07BAR-00000-00065** **Oshinsky Single Family Dwelling** **1129 Oriole Road**
07CDP-00000-00043 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **final approval of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 634 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, and 5/21/07)

PRELIMINARY APPROVAL

4. **07BAR-00000-00023** **Pisker Single Family Dwelling Addition** **1850 Jelinda Drive**
07CDP-00000-00096 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Shubin and Donaldson Architects Inc., architect for the owners, Andrew and Belinda Pisker, to consider Case No. 07BAR-00000-00023 for **preliminary/final approval of an addition of approximately 1,769 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 6,436 square feet with an attached garage of approximately 800 square feet, and approximately 1,005 square feet of covered porches, site walls and gates. The proposed project will require approximately 278 cubic yards of cut for foundation excavation, no fill. 278 cubic yards will be exported. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-017, located at **1850 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 2/26/07)

5. **07BAR-00000-00182** **Nadel Single Family Dwelling Addition** **1127 Hill Road**
07CDH-00000-00018 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00182 for **preliminary/final approval of the demolition of a 236 square foot covered patio and construction of a new 544 square foot covered patio, for a net increase of approximately 308 square feet to the existing residence.** The following

structures currently exist on the parcel: a single-family residence of approximately 4,196 square feet (net) with an attached garage of approximately 777 square feet, a guesthouse of approximately 768 square feet, and pool house of approximately 798 square feet. The proposed project will not require grading or tree removal. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-036, located at **1127 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 7/16/07)

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

6. **07BAR-00000-00038** **Hedrick Single Family Dwelling and Cabana** **302 Ennisbrook Drive**
07LUP-00000-00204 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban
- Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **preliminary/final approval of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 950 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 3/26/07)
7. **07BAR-00000-00129** **Largura Single Family Dwelling and Guesthouse** **2480 Bella Vista Drive**
07LUP-00000-00336 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural
- Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 07BAR-00000-00129 for **preliminary approval of a new residence of approximately 3,985 square feet with basement of approximately 1,854 square feet, garage of approximately 620 square feet, guesthouse of approximately 800 square feet, pool, spa and retaining walls of up to 4 feet in height.** The lot is currently vacant. The proposed project will require approximately 2,445 cubic yards of cut and approximately 1,182 cubic yards of fill. Approximately 27,000 square feet of vegetation removal is proposed. The property is a 8.41 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 6/04/07, 6/18/07, 7/02/07, and 7/30/07)

CONCEPTUAL REVIEW

8. **07BAR-00000-00210** **Casa Dorinda Additions** **300 Hot Springs Road**
07AMD-00000-00002 (Julie Harris, Planner 568-3518) Ridgeline: N/A
- Request of Jennifer Downing, Phillips Metsch Sweeney Moore Architects, architect for the owner, Casa Dorinda Retirement Residence, to consider Case No. 07BAR-00000-00210 for **conceptual review of new carports of approximately 4,070 square feet, dining room addition of approximately 202 square feet, PCU and PCU Annex addition of approximately 1,946 square feet.** The following structures currently exist on the parcel: retirement residential campus consisting of approximately 230,466 square feet of structures. The proposed project will not require grading. The property is a 48.35 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 009-007-057, located at **300 Hot Springs Road** in the Montecito area, First Supervisorial District.

9. **07BAR-00000-00214** **Coleman Guesthouse** **881 San Ysidro Lane**
07LUP-00000-00590 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Syndi Souter, agent for the owners, Tom and Polly Coleman, to consider Case No. 07BAR-00000-00214 for **conceptual review of a guesthouse of approximately 800 square feet**. The following structures currently exist on the parcel: residence of approximately 8,552 square feet with an attached 2-car garage of approximately 725 square feet and a detached 4-car garage of approximately 1,184 square feet. The proposed project will not require grading. The property is a 2.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-054, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District.

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

10. **07BAR-00000-00219** **Limonick Single Family Dwelling** **615 El Bosque Road**
Addition/Accessory Building Conversion
07LUP-00000-00573 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Eric Swenumson, agent for the owner, Daveena Limonick, to consider Case No. 07BAR-00000-00219 for **conceptual review and preliminary approval of a one-story addition of approximately 226 square feet to connect residence with existing accessory building, and conversion of accessory building to master bedroom**. The following structures currently exist on the parcel: residence of approximately 1,910 square feet with a detached garage of approximately 420 square feet and accessory building of approximately 830 square feet. The proposed project will require less than five cubic yards of grading. The property is a 0.69 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-210-016, located at **615 El Bosque Road** in the Montecito area, First Supervisorial District.

11. **07BAR-00000-00102** **Busch Addition/Remodel/Garage** **165 Middle Road**
07CDP-00000-00046 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Kim and Andy Busch, to consider Case No. 07BAR-00000-00102 for **conceptual review of a conversion of the existing garage to playroom/basement of approximately 442 square feet, new two-story accessory structure consisting of a first floor detached garage of approximately 800 square feet with hobby room with half bath of approximately 800 square feet, and new tennis court**. The following structures currently exist on the parcel: residence of approximately 5,958 square feet with a basement of approximately 1,339 square feet and an attached garage of approximately 866 square feet. The proposed project will require approximately 630 cubic yards of cut and approximately 630 cubic yards of fill. The property is a 1.8 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-164-001, located at **165 Middle Road** in the Montecito area, First Supervisorial District. (Continued from 5/21/07)