



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

**Meeting Date: September 25, 2006
3:00 P.M.**

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.
- 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 - 1:00 P.M.

View Story Poles for Item No. 11 – Westmont College Phase 1 Development & Overall Master Plan – 955 La Paz Road

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 11, 2006 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. **06BAR-00000-00194 Mendelsohn Outdoor Kitchen/Gazebo 986 La Paz Road**
06LUP-00000-00699 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tanya Rosenberg, architect for the owner, Joel Mendelsohn, to consider Case No. 06BAR-00000-00194 for **preliminary/final approval on consent of a gazebo of approximately 136 square feet and an outdoor kitchen.** The following structures currently exist on the parcel: residence of approximately 3,714 square feet with detached garage with recreation room of approximately 799 square feet, and detached hobby room of approximately 526 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 34,848 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-027, located at **986 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

- C-2. **06BAR-00000-00198 Askari Covered Patio Addition, Entry Remodel, and Exterior Remodel 1084 Golf Road**
06LUP-00000-00710 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Braden Sterling, architect for the owner, Tannaz Askari, to consider Case No. 06BAR-00000-00198 for **preliminary/final approval on consent of covered patio addition of approximately 532 square feet, entry remodel, and new exterior colors and material.** The proposed project will not require grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

- C-3. **04BAR-00000-00274 Howard Material and Color Revisions 1570 Ramona Lane**
04CDP-00000-00121 (Lisa Martin, Planner, 568-2032) Ridgeline: N/A

Request of Burnell & Jewett Architects, architects for the owners, Bill and Cindy Howard, to consider Case No. 04BAR-00000-00274 for **revised final approval on consent of exterior color and material change to hobby room of approximately 770 square feet, and a roof material change at the porch.** The following structures currently exist on the parcel: residence of approximately 1,675 square feet and shed of approximately 56 square feet (to be moved). The proposed project will require approximately 4 cubic yards of cut and approximately 4 cubic yards of fill. The property is a 0.38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-010, located at **1570 Ramona Lane** in the Montecito area, First Supervisorial District. (Continued from 11/8/04, 11/22/04, 12/6/04, 1/10/05, 1/24/05, and 4/11/05)

- C-4. **06BAR-00000-00150 Bergthold Additions, Garage and Workshop 253 Oak Road**
06LUP-00000-00150 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tai Yeh, architect for the owners, Kurt and Heather Bergthold, to consider Case No. 06BAR-00000-00150 for **final approval on consent of a 1st floor addition of approximately 1,184 square feet and 2nd floor addition of approximately 370 square feet to existing residence and new detached 2-car garage with attached workshop of approximately 590 square feet.** The following structures currently exist on the parcel: residence of approximately 1,050 square feet with detached garage of approximately 220 square feet (to be demolished). The proposed project will not require grading. The property is

a 0.26 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-122-016, located at **253 Oak Road** in the Montecito area, First Supervisorial District. (Continued from 7/24/06 and 8/21/06)

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. 02BAR-00000-00157 Johnson New Residence 935 Mariposa Lane**
02LUP-00001-00543 (Dan Gullett, Planner 568-2002) Ridgeline: Urban

Request of Ken Mineau, Appleton & Associates, architect for the owner, David Johnson, to consider Case No. 02BAR-00000-00157 for **revised final approval of new residence of approximately 2,406 square feet, basement of approximately 945 square feet with attached garage of approximately 491 square feet and attached cabana of approximately 315 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 800 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-070-040, located at **935 Mariposa Lane** in the Montecito area, First Supervisorial District. (Continued from 3/24/05, 6/20/05, 7/11/05, and 2/06/06)
- 2. 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 **revised final approval for the demolition of the existing residence and construction of a new single family residence of approximately 4,177 net square feet and garage of 713 net 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 348 cubic yards of cut, 348 cubic yards of 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, 8/22/05, 10/24/05, 3/13/06, and 4/10/06)
- 3. 06BAR-00000-00017 Luria New Single Family Dwelling 434 Crocker Sperry Drive**
06LUP-00000-00192 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Barry Berkus, architect for the owners, Mr. and Mrs. Eli Luria, to consider Case No. 06BAR-00000-00017 for **final approval of new residence of approximately 4,505 square feet, casitas of approximately 231 square feet, and attached garage of approximately 767 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 777 cubic yards of cut and approximately 333 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-390-019, located at **434 Crocker Sperry Drive** in the Montecito area, First Supervisorial District. (Continued from 2/06/06 and 3/13/06)

4. **06BAR-00000-00074** **Lund Entry Gates** **98 Olive Mill Lane**
06CDP-00000-00044 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Grant Castleberg, architect for the owners, John and Christina Lund, to consider Case No. 06BAR-00000-00074 for **final approval of entry gates and columns eight feet in height and a new retaining wall six feet in height**. The following structures currently exist on the parcel: A single family dwelling of approximately 4,652 square feet with an attached garage of approximately 440 square feet as well as a detached three-car garage of approximately 560 square feet with a second story hobby room of approximately 361 square feet. The proposed project will not require grading. The property is a 0.66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-230-040, located at **98 Olive Mill Lane** in the Montecito area, First Supervisorial District. (Continued from 4/10/06, 6/05/06, 7/10/06, and 8/07/06)

PRELIMINARY APPROVAL

5. **06BAR-00000-00126** **Adelson Single Family Dwelling Addition, Cabana, and New Accessory Structure** **256 Santa Rosa Lane**
06LUP-00000-00474 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Scott and Lynda Adelson, to consider Case No. 06BAR-00000-00126 for **revised preliminary approval of an addition of approximately 1,569 square feet to an existing 2,660 square-foot residence, 80 square feet to an existing 484 square-foot attached garage, terrace of approximately 360 square feet, balcony of approximately 136 square feet, a cabana and gym of approximately 293 square feet each with a covered bodega of 200 square feet attached to the two structures, an outdoor fireplace, and a terrace/barbeque area of approximately 416 square feet. In addition, the project includes a new pool equipment storage accessory structure of approximately 180 square feet with a covered terrace of approximately 180 square feet and a 400 square-foot deck, a new pool, outdoor shower facility, bocce court, volleyball court, security fencing approximately 5 feet in height, and additional landscaping features, including decorative rock walls approximately 3 feet in height and a reflecting pool**. The following structures currently exist on the parcel: residence of approximately 2,660 square feet with attached garage of approximately 484 square feet. The proposed project will require approximately 100 cubic yards of grading (50 cubic yards of cut and 50 cubic yards of fill) associated with construction of the cabana and gym. The property is a 1.0 acre parcel zone 1-E-1 and shown as Assessor's Parcel Number 007-280-055, located at **256 Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 6/19/06, 7/10/06, and 8/07/06)

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

6. **06BAR-00000-00168** **Coral Casino Ballroom Seawall** **1281 Channel Drive**
06CDP-00000-00079 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, Ty Warner Hotels and Resorts, LLC, to consider Case No. 06BAR-00000-00168 for **preliminary/final approval of approximately 172 linear feet of seawall**. The following structures currently exist on the parcel: Coral Casino Beach and Cabana Club and the seawall. The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 3.29 acre parcel zoned C-V/REC and shown as

Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06)

CONCEPTUAL REVIEW

7. **06BAR-00000-00223** **Simon Entry Addition,
Carport, and Driveway** **524 Barker Pass Road**
(no planner assigned) Ridgeline: N/A
- Request of Brett Ettinger, architect for the owner, Ellen Simon, to consider Case No. 06BAR-00000-00223 for **conceptual review of entry addition/remodel of approximately 81 square feet to existing residence, new carport of approximately 480 square feet, and new driveway.** The following structures currently exist on the parcel: residence of approximately 2,429 square feet with attached garage of approximately 486 square feet, guest house of approximately 800 square feet, and shed of approximately 300 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 56,510 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-023, located at **524 Barker Pass Road** in the Montecito area, First Supervisorial District.
8. **06BAR-00000-00119** **Couples Retaining Wall** **1144 East Mountain Drive**
06CUP-00000-00024 (Daniel Gullett, Planner 568-2002) Ridgeline: Urban
- Request of Greg Schmandt, agent for the owners, Mr. and Mrs. Couples, to consider Case No. 06BAR-00000-00119 for **further conceptual review of an as-built retaining wall approximately 90 feet in length and varying between 1.6 and 10.6 feet in height from the top of finished grade.** Construction of the retaining wall was authorized in January 2006 to protect existing structures under Emergency Permit 05EMP-00000-00028. The project required approximately 1,030 cubic yards of cut and approximately 1,030 cubic yards of fill. The following structures currently exist on the parcel: residence of approximately 12,000 square feet, detached garage of approximately 1,800 square feet, guest house of approximately 1,800 square feet, and studio of approximately 450 square feet. The property is a 5.28 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-250-015, located at **1144 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/10/06)
9. **06BAR-00000-00212** **Bronnell Demolition/Rebuild Single
Family Dwelling and New Studio** **618 Orchard Avenue**
(no planner assigned) Ridgeline: N/A
- Request of Dale S. Pekarek, agent for the owner, Peter S. Bronnell, to consider Case No. 06BAR-00000-00212 for **conceptual review of new two-story residence of approximately 2,223 with attached 2-car garage of approximately 360 square feet, and new studio of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately 850 square feet (to be demolished). The proposed project will not require grading. The property is a 0.17 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-162-020, located at **618 Orchard Avenue** in the Montecito area, First Supervisorial District.
10. **06BAR-00000-00216** **Kohansamad Demo/Rebuild Single
Family Dwelling & Playroom/Workshop** **744 Ashley Road**
06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A
- Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for **conceptual review of new residence of approximately 4,659 square feet with attached garage of approximately 789 square feet, and detached**

playroom/workshop of approximately 671 square feet. The following structures currently exist on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 399 cubic yards of cut and approximately 335 cubic yards of fill. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at **744 Ashley Road** 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.

DISCUSSION ITEM

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|------------|---|------------------------|
| 11. | Westmont College – Phase 1 Development
and Overall Master Plan | 955 La Paz Road |
| | 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, 5/30/06, and 9/11/06)