



COUNTY OF SANTA BARBARA

Revised Agenda

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of September 26, 2005

3:00 P.M.

Revisions: Consent Item #C-5 04BAR-00000-00336 Periwinkle Addition & Remodel at 1753 Glen Oaks has been added to the agenda; Item #4 05BAR-00000-00183 Light New Accessory Building at 255 Penny Lane – Approval level has been revised.

Marsha Zilles
Michele Michaelson
Library

Raymond Ketzler

Donald Nulty Vice Chair

Anthony Spann - Chair

Sam Maphis

Peter Edwards

David Villalobos - 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.
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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 12, 2005 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. 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 **final on consent 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 (to be demolished). 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, 9/12/05)
- C-2. 05BAR-00000-00124 Adams Addition/Remodel and Artist Studio 202 Olive Mill Road**
05LUP-00000-00546 (Alice Daly, Planner 568-2059) Ridgeline: N/A
- Request of Jason Grant, architect for the owner, Elyse Adams, to consider Case No. 05BAR-00000-00124 for **final on consent of a 1,058 square foot addition and remodel of an existing residence of approximately 2,626 square feet and construction of a new 943 square foot detached three-car garage and a new detached 792 square foot artist studio.** The following structures exist on the parcel: residence of approximately 2,626 square feet and guest house of approximately 575 square feet. The project will require approximately 8.5 cubic yards of cut and no cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-640-003, located at **202 Olive Mill Road** in the Montecito area, First Supervisorial District. (Continued from 6/6/05, 7/11/05, and 7/25/05)
- C-3. 02BAR-00000-00109 Damron Single Family Dwelling Addition**
1076 The Fairway Road
02CDH-00000-00015 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
- Request of Bob Easton, architect for the owner, Jim Damron, to consider Case No. 02BAR-00000-00109 for **final on consent of a new detached garage of approximately 1,072 square feet and conversion of approximately 700 square feet of an existing attached 3 car garage to habitable space.** The following structure currently exists on the parcel: residence of approximately 8,306 square feet. The proposed project will require approximately 607 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.94 acre parcel zoned I-E-I and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District. (Continued from 10/6/03, 11/3/03, 3/28/05, and 6/6/05)
- C-4. Webb Two-Story Residence/Attached Garage/Detached**
03BAR-00000-00243 Garage/Pergola and Guesthouse 1460 East Mountain Drive
04LUP-00000-00152 (Peter Lawson, Planner 568-2021) Ridgeline: Urban

Request of Tom Oschsner, architect for the owner, Bobby Webb, to consider Case No. 03BAR-00000-00243 for **final on consent approval of a new two-story residence of approximately 7,656 square feet, basement of 1,622 square feet, attached garage of approximately 812 square feet; detached garage of approximately 800 square feet, new pergola of approximately 798 square feet, a cabana of 174 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,300 cubic yards of cut and approximately 3,050 cubic yards of fill. The property consists of 2 legal parcels 1 acre each zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-060-005 and -009, located at **1460 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 10/6/03, 7/12/04, 3/28/05, and 6/20/05)

C-5	04BAR-00000-00336	Periwinkle Addition & Remodel	1753
	Glen Oaks		
	04LUP-00000-00336 (Amy Trester, Planner 568-3116)		Ridgeline: N/A

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **revised final approval on consent of a demo/rebuild of an approximately 2,376 sq. ft. dwelling. An addition of approximately 626 square feet (net) to connect the new house to the remodeled barn is also proposed. [Note: The previously approved project was for an addition of approximately 626 square feet (net) and remodel to an existing residence.]** The house and attached garage have been demolished, and only the remodeled barn of approximately 981 square feet remains. The proposed project will not require any cut and less than 50 cubic yards of fill. The property is a .92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05, 2/28/05)

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 3:00 P. M.

FINAL APPROVAL

1.	05BAR-00000-00072	Decker New Residence and Artist Studio
	660 Stonehouse Lane	
	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, 7/11/05 and 9/12/05)

Churchill Single Family Dwelling

2. **05BAR-00000-00084** **Demo/Rebuild** **809**
Romero Canyon Road

05LUP-00000-00338 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Bob Pester, agent for the owners, Bruce and Christine Churchill, to consider Case No. 05BAR-00000-00084 for **final approval of a demolition and rebuild of a single family residence of approximately 987 square feet, a basement of approximately 352 square feet, a new carport of approximately 440 square feet, 886 square feet of porches and an attached second-story hobby room of approximately 187 square feet.** The following structures currently exist on the parcel: residence of approximately 1,245 square feet and barn and garage of approximately 1,156 square feet and a workshop of approximately 500 square feet. The property is a 5.67 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-034, located at **809 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 4/11/05 and 6/20/05)

PRELIMINARY APPROVAL

3. **05BAR-00000-00198** **Hermann New Single Family Dwelling** **780**
Ashley Road

05LUP-00000-00889 (Dan Nemecheck, Planner 568-2516) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Steven Hermann, to consider Case No. 05BAR-00000-00198 for **preliminary/final review of new residence of approximately 8,889 square feet.** There are no structures currently existing on the parcel. The proposed project will require approximately 760 cubic yards of cut and approximately 525 cubic yards of fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 8/8/05)

4. **05BAR-00000-00183** **Light New Accessory Building** **255**
Penny Lane

05CDP-00000-00084 (Holly Bradbury, 568-3577) Ridgeline: N/A

Request of James R. Youngson, architect for the owners, John & Sherry Light, to consider Case No. 05BAR-00000-00183 for **preliminary/final review of a new accessory building of approximately 800 square feet.** The following structures currently exist on the parcel: residence with attached garage of approximately 5,359 square feet. The property is a 1.42 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-490-008, located at **255 Penny Lane** in the Montecito area, First Supervisorial District. (Continued from 7/25)

CONCEPTUAL REVIEW

5. 05BAR-00000-00128 Rutherford Remodel and Addition 1374
Danielson Road

05CDP-00000-00079 (Peter Lawson, Planner 568-2021) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, John and Lynn Rutherford, to consider Case No. 05BAR-00000-00128 for **further conceptual review of a remodel and addition to an existing duplex. One half of the duplex, Unit A, would be remodeled with new windows and re-roofed, however there would be no increase in square footage. The other half of the duplex, Unit B, would include a first floor addition of 383 square feet and a new second story of 659 square feet for a total addition of approximately 1,042 square feet.** The following structures currently exist on the parcel: A single story duplex consisting of Unit A at approximately 1,017 square feet and Unit B at approximately 1,100 square feet. The property is a 0.22 acre parcel zoned 7-R-2 and shown as Assessor's Parcel Numbers 009-570-006 and -005, located at **1374 Danielson Road** in the Montecito area, First Supervisorial District. **(Continued from 6/6/05)**

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

6. 05BAR-00000-00224 Hill Single Family Dwelling
640 Cowles Road Demolition and Rebuild

05LUP-00000-01016 (Alice Daly, Planner 568-2059) Ridgeline: N/A

Request of Adele Goggia, agent for the owners, Earl and Tami Hill, to consider Case No. 05BAR-00000-00224 for **conceptual review of demolition and rebuild of new two story residence of approximately 4,158.5 square feet, new garage of approximately 796.25 square feet and new pool and pool house of approximately 766.5 square feet.** The following structures currently exist on the parcel: single family residence with attached garage of approximately 2,000 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District.

7. 05BAR-00000-00228 Johnston New Residence, Garage,
Pool and Cabana 1743 Glen Oaks Drive

(No Planner Assigned) Ridgeline: N/A

Request of Elizabeth and Gary Johnston, owners, to consider Case No. 05BAR-00000-00228 for **conceptual review of a new residence of approximately 4,546 square feet, garage of approximately 864 square feet, cabana of approximately 528 square feet and pool.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-004, located at **1743 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

8. 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 comprised of a 2.42 acre parcel and an 8.28 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 and 9/12/05)**

9. 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 0.79 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, 9/12/05)**

10. Klink New Residence and Addition to Existing Residence 04BAR-00000-00323/04BAR-00000-00335 1787 Fernald Point Lane

04CDH-00000-00039 & 04CDH-00000-00042 (Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00323 and 04BAR-00000-00335 for **further conceptual review of a new residence of approximately 2,602 square feet with an attached garage of approximately 786 square feet. An addition of approximately 246 square feet, remodel of approximately 500 square feet and new deck of approximately 425 square feet to the existing residence is also to be considered.** The following structures currently exist on the parcel: existing residence of approximately 6,413 square feet; guesthouse of approximately 458 square feet; beach cabana of approximately 375 square feet and garage of approximately 636 square feet. The proposed project will require approximately 800 cubic yards of cut and no fill. The property is a 1.06 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-008, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District. **(Continued from 12/20/04, 8/8/05, and 8/22/05)**

11. 05BAR-00000-00229 Miramar BB Property, LLC 1555 South Jameson Lane

99DP-001/99BAR-197/02AMD-00000-00007 (Laura Bridley, Planner 966-7260)
 Ridgeline: N/A

Request of Steve Welton, agent for the owner, Miramar BB Property, LLC, to consider Case No. 05BAR-00000-00229 for **conceptual/preliminary/final approval of the roof color.** The following structures currently exist on the parcel: a hotel. The proposed project will not require grading. The property is a 14.66 acre parcel zoned CV and shown as Assessor's Parcel

Numbers 009-333-010, 009-371-003, -004, 009-372-001, 009-010-002, located at **1555 South Jameson Lane** in the Montecito area, First Supervisorial District.

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