



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: October 9, 2006
3:00 P.M.**

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

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketznel	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.
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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 25, 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 2:45 P.M.

- C-1. 05BAR-00001-00128 Rutherford Awning and Window Revisions 1374 Danielson Road**
05CDP-00000-00079 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, John and Lynn Rutherford, to consider Case No. 05BAR-00001-00128 for **revised final approval on consent of revisions to the approved awning and window colors.** 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, 9/26/05, 1/9/06, and 2/06/06)

- Askari Covered Patio Addition,**
- C-2. 06BAR-00000-00198 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 and 9/25/06)

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 3:00 P. M.

FINAL APPROVAL

- 1. 04BAR-00002-00286 San Ysidro Ranch Revisions 900 San Ysidro Lane**
05LUP-00001-00739 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of Suzanne Elledge Planning and Permitting Services, agent for the owner, San Ysidro BB Property, LLC, to consider Case No. 04BAR-00002-00286 for **revised final approval of as-built changes to Outlook Cottage.** The following structures currently exist on the parcel: the San Ysidro Ranch with approximately 51,909 square feet of existing cottage, service, and maintenance buildings. The current project would not require grading. The property is a 14.24 gross acre parcel zoned C-V and shown as Assessor's Parcel Numbers 011-110-006, 007-050-026, 007-050-028, 007-020-038, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 4/11/05, 5/9/05, 6/6/05, 6/19/06, and 7/24/06)

2. **06BAR-00000-00133** **Delorenzo Pool Cabana** **1379 School House Road**
06LUP-00000-00500 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jason Grant, agent for the owner, John Delorenzo, to consider Case No. 06BAR-00000-00133 for **final approval of pool cabana of approximately 652 square feet (gross)**. The following structures currently exist on the parcel: residence of approximately 3,152 square feet with detached garage of approximately 358 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-025, located at **1379 School House Road** in the Montecito area, First Supervisorial District. (Continued from 6/19/06)

3. **06BAR-00000-00027** **Coleman Addition/
Guest Quarters Conversion** **881 San Ysidro Lane**
06LUP-00000-00086 (Dan Gullett, Planner 568-2002) Ridgeline: N/A

Request of Syndi Souter, agent for the owner, Tom Coleman, to consider Case No. 06BAR-00000-00027 for **final approval of remodel and addition of approximately 3,262 square feet to existing residence, new attached 2-car garage of approximately 725 square feet, and conversion of existing guest quarters to detached 4-car garage of approximately 1,184 square feet**. The following structures currently exist on the parcel: residence of approximately 3,976 square feet and detached guest quarters 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 011-110-005, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 2/27/06, 3/20/06, and 4/10/06)

CONCEPTUAL REVIEW

4. **06BAR-00000-00245** **Coleman Basement Addition** **881 San Ysidro Lane**
06LUP-00000-00880 (Dan Gullett, Planner 568-2002) Ridgeline: N/A

Request of Syndi Souter, agent for the owner, Tom Coleman, to consider Case No. 06BAR-00000-00245 for **conceptual review of a basement addition of approximately 1,204 square feet**. The following approved structures currently exist on the parcel: a residence of approximately 7,238 square feet with detached garage of approximately 1,184 square feet. The proposed project will require approximately 420 cubic yards of cut and no fill. The property is a 2.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-005, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

5. **06BAR-00000-00182** **Stone Single Family Dwelling,
Garage, and Basement** **660 Stonehouse Lane**
06LUP-00000-00617 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Stone Family Trust, to consider Case No. 06BAR-00000-00182 for **revised preliminary and final approval of new residence of approximately 6,197 square feet with attached garage of approximately 964 square feet, and basement of approximately 3,579 square feet**. The following structures currently exist on the parcel: residence of approximately 800 square feet. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 2.04 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 8/07/06)

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

**Bauernfeind (formerly Heyer)
Single Family Dwelling**

6. **06BAR-00000-00057 Addition and Guesthouse 1366 Oak Creek Canyon Road (Lot 1)**
06LUP-00000-00255 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Don Nulty, architect for the owners, Bauernfeind Roman Corporation, to consider Case No. 06BAR-00000-00057 for **preliminary/final approval of an addition of approximately 1,863 square feet to existing residence and new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,616 square feet and garage/storage building of approximately 1,046 square feet. The proposed project will require approximately 424 cubic yards of cut and approximately 238 cubic yards of fill. The property is a 6.97 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-003, located at **1366 Oak Creek Canyon Road (Lot 1)** in the Montecito area, First Supervisorial District. (Continued from 3/20/06 and 8/21/06)

7. **06BAR-00000-00145 Garden Lane Trust Garage Conversion 771 Garden Lane**
06LUP-00000-00546 (LSA Associates, 568-2518) Ridgeline: Urban

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00145 for **preliminary/final approval of a garage conversion of approximately 750 square feet, grading associated with the construction of an 1,800 square foot basement storage area, a 3-car covered carport of approximately 500 square feet, and a landscaped terrace, including site walls, trellis, and outdoor fireplace.** The following structures currently exist on the parcel: cabana of approximately 800 square feet, residence of approximately 9,847 square feet, attached garage of approximately 738 square feet, and guesthouse of approximately 500 square feet. The proposed project will require approximately 528 cubic yards of cut to be used as fill for the carport, kitchen, and onsite septic leachfield. The property is a 5.5 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 7/24/06 and 8/21/06)

8. **06BAR-00000-00132 Coady Single Family Dwelling Addition 830 Romero Canyon Road**
06LUP-00000-00499 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of James Zimmerman, architect for the owners, William and Loren Coady, to consider Case No. 06BAR-00000-00132 for **preliminary/final approval of a 2-story addition of approximately 1,244 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 3,271 square feet with detached garage of approximately 400 square feet, detached studio unit of approximately 586 square feet, and pool house of approximately 108 square feet. The proposed project will not require grading. One oak tree is proposed to be removed. The property is a 1.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-021, located at **830 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/24/06)

CONCEPTUAL REVIEW

9. **06BAR-00000-00226** **Kauffman Single Family Dwelling Addition and New Attached Garage** **550 Periwinkle Lane**
06LUP-00000-00806 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Adele Goggia, Harrison Design Associates, architect for the owner, Mitchell Kauffman, to consider Case No. 06BAR-00000-00226 for **conceptual review and preliminary/final approval of an addition of approximately 767 to existing residence and new attached garage of approximately 546 square feet.** The following structures currently exist on the parcel: residence of approximately 1,226 square feet. The proposed project will require less than 10 cubic yards of cut and fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-071, located at **550 Periwinkle Lane** in the Montecito area, First Supervisorial District.

10. **06BAR-00000-00146** **Freimuth/Edwards Entry Gates/Columns/Walls** **404 & 405 Court Place at Santa Rosa Lane**
06CUP-00000-00033 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Jane Friemuth and Ron and Betsy Edwards, to consider Case No. 06BAR-00000-00146 for **further conceptual review of a replacement Court Place entry gate 20 feet in width and 7 feet 6 inches in height, columns 8 feet 6 inches in height, and walls.** The following structures currently exist on the two parcels: two entry gates 12 feet in width and 6 feet tall with columns 7 feet in height. The proposed project will require not require grading. The two properties total 2.02 acres, are zoned 2-E-1, and are shown as Assessor's Parcel Numbers 007-450-001 and -008, located at **404 and 405 Court Place at Santa Rosa Lane** in the Montecito area, First Supervisorial District. (Continued from 7/24/06 and 8/21/06)

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

11. **06BAR-00000-00233** **San Ysidro Ranch Cottages, Phase IV: Gym, Changing Rooms, Guest Services/ Electrical Room, Pool, and Pool Cabana** **900 San Ysidro Lane**
06RVP-00000-00012 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of Suzanne Elledge Planning and Permitting, agent for the owner, Ty Warner Hotels & Resorts, LLC, to consider Case No. 06BAR-00000-00233 for **conceptual review of two new spa cottages, five regular cottages, a new gym, changing rooms, a guest services/electrical room, pool, and pool cabana.** The following structures currently exist on the parcel: San Ysidro Ranch. The proposed project will require approximately 1,400 square feet of cut and approximately 5,900 square feet of fill. The property is a 14.23 acre parcel zoned C-V and shown as Assessor's Parcel Numbers 007-050-026, -028, 011-110-006, and 007-020-038, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District.

12. **06BAR-00000-00230** **Ramsey Single Family Residence Demo/ Rebuild, Cabana, Pool, and Garage** **580 Para Grande Lane**
06LUP-00000-00812 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Tony Ramsey, to consider Case No. 06BAR-00000-00230 for **conceptual review of new residence of approximately 4,536 square feet with attached garage of approximately 483 square feet, and new cabana of**

approximately 800 square feet. The following structures currently exist on the parcel: residence of approximately 2,610 square feet and two sheds (all to be demolished). The proposed project will require approximately 295 square feet of cut and approximately 189 square feet of fill. The property is a 1.25 (gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-006, located at **580 Para Grande Lane** in the Montecito area, First Supervisorial District

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| 13. | Hurst Demo/New Single Family
Dwelling/Guesthouse/Cabana | 932 Park Lane |
| | 06BAR-00000-00033 | |
| | 06LUP-00000-00105 (Nicole Mashore, Planner 884-8068) | Ridgeline: N/A |

Request of Tom Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **further conceptual review of a new residence of approximately 8,982 square feet and basement of 3,268 square feet, detached garage of 800 square feet, detached garage of 775 square feet, guest house of 800 square feet, new entry gates, retaining walls, new pool and associated hardscape and landscape developments.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of approximately 775 square feet (both to be demolished). The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,400 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at 932 Park Lane in the Montecito area, First Supervisorial District. **(Continued from 2/27/06, 3/20/06, 7/24/06, and 8/21/06)**