



# COUNTY OF SANTA BARBARA

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## Revised Agenda

### MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of October 10, 2005

3:30 P.M.

Revisions: Item #2 05BAR-00000-00174 Melton Addition and Workshop added to the standard agenda.

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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 (3:15 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:30 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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**Informal Site Visit – Gates will be open between 12:00pm and 3:00pm**

**Item No. 2 - Miramar BB Property, LLC – Roof**

**Color**

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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 26, 2005 will be considered.

IV. MONTECITO CONSENT AGENDA:

**The Representatives of the following items should be in attendance at this MBAR Meeting by 3:15 P.M.**

- C-1. **04BAR-00000-00336**                      **Periwinkle Residence Addition/Remodel**                      **1753  
Glen Oaks**  
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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 a residence of approximately 2,376 square feet, and an addition of approximately 626 square feet (net) to connect the new house to the remodeled barn.** [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, and 9/26/05)

- C-2. **05BAR-00000-00072**                      **Decker New Residence and Artist Studio**  
**660 Stonehouse Lane**  
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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 on consent of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, and 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 2000 cubic yards of cut and approximately 2000 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, 9/12/05, and 9/26/05)

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 3:30 P. M.**

FINAL APPROVAL

**Beach Cabana, Single Family**

1. **05BAR-00000-00136 Dwelling Addition and Retaining Wall 1504 E. Mountain Drive**

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05LUP-00000-00573 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Vadim Hsu, architect for the owner, Patrick Beach, to consider Case No. 05BAR-00000-00136 for **final approval of a cabana of approximately 777 square feet and residential addition of 127 square feet.** The following structure currently exists on the parcel: residence of approximately 6,643 square feet. The proposed project will require approximately 0 cubic yards of cut and approximately 896 cubic yards of fill. The property is a 1.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-015, located at **1504 E. Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 6/6/05 and 7/25/05)**

**PRELIMINARY APPROVAL**

2. **05BAR-00000-00174 Melton Addition and Workshop 927 Brooktree Lane**

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05LUP-00000-00964 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Mark Drexler, architect for the owner, Melton Trust, to consider Case No. 05BAR-00000-00174 for **preliminary approval of an addition of approximately 361 square feet to an existing residence and new accessory structure of approximately 657 square feet.** The following structures currently exist on the parcel: residence of approximately 5,234 square feet and attached garage of approximately 539 square feet. The property is a 0.85 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-018, located at **927 Brooktree Road** in the Montecito area, First Supervisorial District. **(Continued from 7/25/05)**

3. **05BAR-00000-00229 Miramar BB Property, LLC 1555 South Jameson Lane**

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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 **preliminary/final approval of the revised roof color.** The following structure currently exists on the parcel: a hotel. The proposed project will not require grading. The property is a 14.66 acre parcel zoned C-V 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. **(Continued from 9/26/05)**

**CONCEPTUAL REVIEW**

4. **05BAR-00000-00207 Biltmore Valet Lot and Minor Modifications/Additions 1260 Channel Drive**

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05AMD-00000-00005 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **revised conceptual review of improvements to the valet parking lot, entrance walls and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 1,280 cubic yards of cut and approximately 284 cubic yards of fill. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District.

**5. 05BAR-00000-00237 Lawarre Residence Addition/Remodel 733 San Ysidro Lane**

05LUP-00000-01091 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owner, Mr. and Mrs. Lawarre, to consider Case No. 05BAR-00000-00237 for **conceptual review of an addition of approximately 184 square feet, interior remodel of approximately 3,178 square feet, and conversion of approximately 409 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 3,960 square feet, storage of approximately 409 square feet, an attached garage of approximately 432 square feet, and a green house. The proposed project will not require grading. The property is a 1.15 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-110-035 located, at **733 San Ysidro Lane** in the Montecito area, First Supervisorial District.

**6. 05BAR-00000-00238 Taylor Residential Addition 1060 Golf Road**

05LUP-00000-01083 (Amy Trester, 568-3116) Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owner, Nancie Taylor, to consider Case No. 05BAR-00000-00238 for **conceptual review of an addition of approximately 590 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,790 square feet with an attached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-021, located at **1060 Golf Road** in the Montecito area, First Supervisorial District.

**7. 05BAR-00000-00232 Williams Residence Additions 913 Park Lane**

(No Planner Assigned) Ridgeline: N/A

Request of Richard Redmond, architect for the owner, William H. Williams, to consider Case No. 05BAR-00000-00232 for **conceptual review of addition of approximately 760 square feet, remodel of approximately 800 square feet and exterior decks of approximately 1,944 square feet.** The following structures currently exist on the parcel: a residence, guest house and detached garage of approximately 7090 square feet. The proposed project will not require grading. The property is a 6 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-020-069, located at **913 Park Lane** 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 **further 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, 9/12/05, and 9/26/05)**