



COUNTY OF SANTA BARBARA

REVISED AGENDA

SPECIAL MEETING OF THE MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: October 17, 2006
Special Meeting Time: 2:00 P.M.

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

Revisions: Item C-1 (06BAR-00000-00145) – Garden Lane Trust Garage Conversion, has been added to the Consent Agenda.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzler	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 (1:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 2:00 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.

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. MONTECITO CONSENT AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 1:45 P.M.

- C-1. 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 **final approval on consent 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, 8/21/06, and 10/09/06)

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:00 P. M.

FINAL APPROVAL

- 1. 03BAR-00000-00145 Largura Revised Landscaping Plan 2480 Bella Vista Drive**
03LUP-00001-00631 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 03BAR-00000-00145 for **revised final approval of revised landscaping plan.** No structures currently exist on the parcel. The proposed revision would include no additional grading or vegetation removal. The property is an 8.41 acre parcel zoned RES-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 6/16/03, 3/22/04, and 5/17/04)

- 2. 04BAR-00000-00002 Coral Casino Beach and Cabana Club Revisions 1281 Channel Drive**
03DVP-00000-00002 (Laura Bridley, Planner 966-7260) Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, 1260BB LLC, to consider Case No. 04BAR-00000-00002 for **revised final approval of design changes to the proposed accessible ramp from the existing seawall to Biltmore Beach, to serve members of the Coral Casino, as well as the public, using Biltmore Beach.** The following structures currently existing on the parcel: Coral Casino Beach Club structure of approximately 23,104 square feet (currently under construction). The property is a

3.26 acre parcel zoned CV and shown as Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito Area, First Supervisorial District. (Continued from 1/26/04, 9/13/04, 8/8/05, and 10/10/05)

PRELIMINARY APPROVAL

3. **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 108 square feet with a covered terrace of approximately 108 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, 8/07/06, and 9/25/06)

Item to be continued to the Montecito BAR meeting of October 23, 2006.

4. **06BAR-00000-00175** **Gervirtz Single Family Dwelling, Trellis, and Covered Patio** **McLean Lane**
06LUP-00000-00639 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Marilyn Gervirtz, to consider Case No. 06BAR-00000-00175 for **preliminary/final approval of new residence of approximately 3,694 net square feet with attached 2-car garage of approximately 557 net square feet, trellis of approximately 480 square feet, and covered patio of approximately 300 square feet.** The lot is currently vacant. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.36 net (1.05 gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-008, located at **McLean Lane** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

CONCEPTUAL REVIEW

5. **06BAR-00000-00243** **Knall Single Family Dwelling Addition and Interior Remodel** **820 Oak Grove Drive**
06LUP-00000-00899 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Becker Construction, agent for the owners, Dave and Anne Knall, to consider Case No. 06BAR-00000-00243 for **conceptual review of an addition of approximately 557 square feet and interior remodel to existing residence.** The following structures currently exist on the parcel: residence of approximately 1,820 square feet with detached garage/office of approximately

825 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-032, located at **820 Oak Grove Drive** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

6. **06BAR-00000-00251** **Rice Single Family Dwelling** **2888 Gibraltar Road**
(no planner assigned) Ridgeline: Rural
- Request of Karen and John Hartman, agents for the owner, Emmett Rice, to consider Case No. 06BAR-00000-00251 for **conceptual review of a manufactured home of approximately 800 square feet**. The following structure currently exists on the parcel: stone workshop of approximately 600 square feet. The proposed project will not require grading. The property is a 27.07 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 013-010-003, located at **2888 Gibraltar Road** in the Montecito area, First Supervisorial District.
7. **06BAR-00000-00246** **Eltinge Garage** **605 Juan Crespi Lane**
06LUP-00000-00886 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Victor Schumacher, architect for the owners, Andrea Eltinge and Dana Newquist, to consider Case No. 06BAR-00000-00246 for **conceptual review of an attached garage of approximately 400 square feet connected with a vestibule of approximately 40 square feet**. The following structures currently exist on the parcel: residence of approximately 4,493 square feet with attached garage of approximately 763 square feet. The proposed project will not require grading. The property is a 41,000 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-038, located at **605 Juan Crespi Lane** in the Montecito area, First Supervisorial District.
8. **06BAR-00000-00247** **Kreiger Carport & Workshop** **810 Romero Canyon Road**
06LUP-00000-00898 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, Mr. and Mrs. David Kreiger, to consider Case No. 06BAR-00000-00247 for **conceptual review of a new workshop of approximately 800 square feet with covered porch, and a carport of approximately 320 square feet**. The following structures currently exist on the parcel: residence of approximately 890 square feet, storage shed of approximately 100 square feet, water tank, and kiln of approximately 30 square feet. The proposed project will not require grading. The property is a 0.8 net (0.9 gross) acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-050-043, located at **810 Romero Canyon Road** in the Montecito area, First Supervisorial District.
9. **05BAR-00000-00325** **Horning Single Family Dwelling** **1361 Danielson Road**
Addition, New Cabana and Carports
05CDH-00000-00052 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
- Request of Lloyd Malear, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **further conceptual review of an addition of approximately 776 square feet and remodel of approximately 1,216 square feet to existing residence, new car port of approximately 326 square feet, and new trellis of approximately 365 square feet**. The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guest house of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 10 cubic yards of

cut and approximately 10 cubic yards of fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 1/23/06 and 2/06/06)

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

- 10. 06BAR-00000-00236 Kadri Single Family Dwelling Addition 616 Hot Springs Road**
06LUP-00000-00865 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Yvan le Brock, DesignARC, architect for the owner, Tariq Kadri, to consider Case No. 06BAR-00000-00236 for **conceptual review and preliminary approval of an addition of approximately 255 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 3,306 square feet and detached studio of approximately 530 square feet. The proposed project will not require grading. The property is a 1.35 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-034, located at **616 Hot Springs Road** in the Montecito area, First Supervisorial District.

- Coleman Single Family**
- 11. 05BAR-00000-00276 Dwelling Remodel and Addition 1554 Miramar Beach Road**
06VAR-00000-00002 (Tina Ryder, Planner 568-2001) Ridgeline: N/A
05CDH-00000-00045

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **further conceptual review of a complete remodel and an addition of approximately 456 square feet (net) to an existing approximately 1,645 square foot (net) beach cottage/residence. The proposed project will require the granting of a variance of the front yard setback for the existing structure and the addition thereto, as well as a variance for the first and second floors of the existing structure from the easterly side yard setback of four feet and the easterly side yard setback of three feet as shown on the County approved plan.** The third floor addition as revised will not require any variance of the sideyard or rearyard setbacks. The following residential structure currently exists on the parcel: a beach cottage/residence of approximately 1,645 square feet (net). The proposed project will require approximately 80 cubic yards of cut and approximately 80 cubic yards of fill over an estimated land area of 500 square feet. The property is an approximately 6,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-034, located at **1554 Miramar Beach Road** in the Montecito area, First Supervisorial District. (Continued from 11/21/05, 12/05/05, and 9/11/06)