



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: October 22, 2007
3:00 P.M.**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzler	David Villalobos	- MBAR Secretary
Sam Maphis	June Pujo	- Supervising Planner
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.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
 - 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 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.
 - 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.
 - 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.
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Site Visits - 2:00 P.M.

View Story Poles for Item No. 4 – Webb SFD Addition/Remodel, Garage, Cabana – 1368 E. Mountain Drive

View Story Poles for Item No. 9 – Levine/Leichtman SFD Addition, Cabana, Green House – 819 San Ysidro Lane

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 24, 2007 and October 8, 2007 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.	Malouf Single Family Dwelling	1548 Miramar Beach
	Remodel and Repair	
	03BAR-00000-00179	Ridgeline: N/A
	04CDH-00000-00037 (Jim Heaton, Planner 568-2516)	

Request of Mark Evans, agent for the owner, to consider Case No. 03BAR-00000-00179 for **preliminary/final approval on consent of a repair and remodel of the single family residence of approximately 765 square feet, with a deck of approximately 185 square feet.**

First floor alterations include an approximately 90 square foot addition which consists of enclosing a portion of the existing patio by moving the southern wall out approximately four feet seven inches to match the wall of the existing upper level, extending the existing deck approximately one foot six inches, and adding new windows, and new entry doors on the north and south sides of the structure. **Second floor** alterations consist of replacing the southern windows with new bi-fold doors which would open onto a new wooden balcony of approximately 115.5 square feet. Interior renovations would include adding a new bathroom on both the first and second floors, converting a portion of the first floor into a sleeping area, and renovating the kitchen. **Repair work** to match the existing structure would be completed as necessary to replace termite and dry rot damage. No grading is proposed as part of the project. The property is a 0.04 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-030, located at **1548 Miramar Beach** in the Montecito area, First Supervisorial District. (Continued from Continued from 7/21/03, 10/20/03, and 4/10/06, and 11/13/06)

C-2.	Limonick Single Family Dwelling	615 El Bosque Road
	Addition/Accessory Building Conversion	
	07BAR-00000-00219	Ridgeline: N/A
	07LUP-00000-00573 (Lisa Martin, Planner 568-2032)	

Request of Eric Swenumson, agent for the owner, Daveena Limonick, to consider Case No. 07BAR-00000-00219 for **final approval on consent of a one-story addition of approximately 226 square feet to connect residence with existing accessory building, and conversion of accessory building to master bedroom.** The following structures currently exist on the parcel: residence of approximately 1,910 square feet with a detached garage of approximately 420 square feet and accessory building of approximately 830 square feet. The proposed project will require less than five cubic yards of grading. The property is a 0.69 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 011-210-016, located at **615 El Bosque Road** in the Montecito area, First Supervisorial District. (Continued from 9/24/07 and 10/08/07)

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

- Moya Single Family**
1. **07BAR-00000-00013 Dwelling Addition/Remodel and Loggias 145 Olive Mill Lane**
07CDP-00000-00049 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Jeff Shelton, architect for the owners, Rita and Steve Moya, to consider Case No. 07BAR-00000-00013 for **final approval of the demolition and reconstruction of a 1,454 square foot dwelling, carport/garage of approximately 473 square feet, an addition of approximately 637 square feet, and new exterior loggias of approximately 203 square feet.** The following structures currently exist on the parcel: residence of approximately 1,609 square feet with an attached garage/carport of approximately 570 square feet. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 0.34 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-018, located at 145 Olive Mill Lane in the Montecito area, First Supervisorial District. (Continued from 2/05/07, 6/18/07, and 8/2707)

2. **07BAR-00000-00065 Oshinsky Single Family Dwelling 1129 Oriole Road**
07CDP-00000-00043 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **final approval of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 636 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 5/21/07, and 9/24/07)

- McKinley Single**
3. **06BAR-00000-00008 Family Dwelling Addition 1520 Las Tunas Road**
07LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **final approval of demolition of an existing 3,299 square foot residence and 1,118 square foot garage and construction of a new residence of approximately 5,758 (net) square feet with a detached 940 square foot garage and removal of an existing pool. The new residence would have a maximum height of approximately 31 feet. Also included in the proposal is a new pool, new driveway with motor court and associated retaining walls.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with a detached garage of approximately 1,118 square feet (to be demolished). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, 4/10/06, 6/18/07, 8/13/07, and 9/24/07)

PRELIMINARY APPROVAL

4. **07BAR-00000-00150** **Webb Single Family Dwelling** **1368 E. Mountain Drive**
Addition/Remodel, Garage, Cabana
07LUP-00000-00422 (Sarah Clark, Planner 568-2059) **Ridgeline: Urban**

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 07BAR-00000-00150 for **preliminary approval of a first floor addition of approximately 345 square feet and second floor addition of approximately 1,999 square feet to the existing residence, conversion of the existing garage to habitable space, new detached garage of approximately 800 square feet, cabana of approximately 569 square feet, and retaining walls ranging from 2 to 8 feet, storage room of approximately 50 square feet, and shop of approximately 199 square feet.** The following structures currently exist on the parcel: residence of approximately 6,612 square feet with an attached garage of approximately 980 square feet. The proposed project will require approximately 950 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 4.99 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/02/07)

5. **04BAR-00000-00306** **Wordell Single Family Dwelling,** **2280 Bella Vista Drive**
Atrium, Decks, and Terraces
06LUP-00000-00816 (Holly Bradbury, Planner, 5683577) **Ridgeline: Rural**

Request of Peter Kavoian, agent for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **preliminary approval of a new single family residence of approximately 5,051 square feet with attached garage of approximately 743 square feet, atrium of approximately 458 square feet, and decks and terraces of 2,758 square feet.** The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. Grading would include 1,460 cubic yards of cut and 350 cubic yards of fill. The property is a 42 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 007-020-062, located at **2280 Bella Vista Drive** in the Montecito area, First Supervisorial District (Continued from 12/06/04, 2/05/07, 3/12/07, and 8/27/07)

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

6. **07BAR-00000-00038** **Hedrick Single Family** **302 Ennisbrook Drive**
Dwelling and Cabana
07LUP-00000-00204 (J. Ritterbeck, Planner 568-3509) **Ridgeline: Urban**

Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **revised preliminary and final approval of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 950 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 3/26/07 and 9/24/07)

CONCEPTUAL REVIEW

7. **07BAR-00000-00262** **Daniel Single Family Dwelling Addition, Garage, Deck** **1526 San Leandro Lane**
07CDP-00000-00107 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mrs. Anne Daniel, to consider Case No. 07BAR-00000-00262 for **conceptual review of an addition of approximately 503 square feet to the existing residence, new detached 2-car garage of approximately 508 square feet, and deck of approximately 79 square feet.** The following structures currently exist on the parcel: residence of approximately 2,632 square feet with a detached 1-car garage of approximately 315 square feet (to be demolished). The proposed project will not require grading. The property is a 0.39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-015, located at **1526 San Leandro Lane** in the Montecito area, First Supervisorial District.

8. **07BAR-00000-00260** **Damron Single Family Dwelling Addition** **1076 The Fairway Road**
07CDH-00000-00030 (Eric Gage, Planner 568-2002) Ridgeline: Urban

Request of Bob Easton, architect for the owners, Bonnie and James Damron, to consider Case No. 07BAR-00000-00260 for **conceptual review of a new exterior stair of approximately 83 square feet, enclosure of upper south terrace of approximately 113 square feet, new fireplace at lower terrace of approximately 20 square feet, addition of approximately 80 square feet to existing lower terrace, rework of lower exterior stair, and addition of approximately 82 square feet to the existing yard storage.** The following structures currently exist on the parcel: two-story residence of approximately 6,365 square feet with basement of approximately 749 square feet and attached garage of approximately 1,072 square feet, attached accessory space of approximately 395 square feet, and pump house of approximately 181 square feet. The proposed project will not require grading. The property is a 0.94 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-032, located at **1076 The Fairway Road** in the Montecito area, First Supervisorial District.

9. **07BAR-00000-00180** **Levine/Leichtman Single Family Dwelling Addition, Cabana, Green House** **819 San Ysidro Lane**
07LUP-00000-00560 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architect for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **further conceptual review of a partial demolition of approximately 236 square feet of the existing residence, a first floor addition of approximately 1,725 square feet and second floor addition of approximately 1,174 square feet; new basement of approximately 1,512 square feet; new attached garage of approximately 619 square feet; gym/cabana of approximately 800 square feet; and greenhouse of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,317 square feet with a detached garage of approximately 535 square feet (to be demolished) and detached studio of approximately 440 square feet. The proposed project will require approximately 650 cubic yards of cut and fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 8/13/07)

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

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| 10. | <u>07BAR-00000-00265</u>
(no planner assigned) | <u>Zupsic Single Family Dwelling
Addition and New Guesthouse</u> | <u>1107 Clover Lane</u>
Ridgeline: N/A |
|------------|--|---|--|

Request of Clay Aurell, agent for the owner, Chris Zupsic, to consider Case No. 07BAR-00000-00265 for **conceptual review of a remodel of approximately 479 square feet, first floor addition of approximately 60 square feet, and second floor addition of approximately 589 square feet to the existing residence, and new guesthouse of approximately 769 square feet at existing garage with deck of approximately 206 square feet.** The following structures currently exist on the parcel: residence of approximately 2,832 square feet with a detached garage of approximately 509 square feet and approximately 1,366 square feet of deck area. The proposed project will not require grading. The property is a 2.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-029, located at **1107 Clover Lane** in the Montecito area, First Supervisorial District.