



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: October 23, 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 Ketzel	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
Peter Edwards	

Revision: Level of Review for Item #3 – Coleman Basement Addition (06BAR-00000-00245), has been revised.

- 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.

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 October 9, 2006 will be considered.

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 3:00 P. M.

FINAL APPROVAL

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|-----------|---|---|---------------------------|
| 1. | 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 Coral Casino stairway (serving Coral Casino members) and to the proposed accessible ramp from the existing seawall to Biltmore Beach (serving members of the Coral Casino members and 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, 10/10/05, and 10/17/06)

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| 2. | 04BAR-00000-00336 | Periwinkle Residence 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 of a new driveway configuration and new entry gates of 6 feet or less with gateposts of 8 feet or less. Also part of this revised final is 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, 9/26/05, 10/10/05, and 2/06/06)

PRELIMINARY APPROVAL

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| 3. | 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 **preliminary/final approval 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 approximately 250 cubic yards of 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. (Continued from 10/09/06)

4. **05BAR-00000-00047** **Johnson New Garage,
Study/Workshop with Deck** **31 Humphrey Road**
05CDH-00000-00011 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Jack and Kim Johnson, to consider Case No. 05BAR-00000-00047 for **preliminary/final approval of a new two car garage of approximately 578 square feet (gross), with an attached carport, and a second floor attached study/workshop of approximately 578 square feet (gross), with an upper level deck of approximately 170 square feet (gross)**. The following structures currently exist on the parcel: one two story residence of approximately 2,081 square feet and 81 square foot pump house. The property is a 0.48 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-006, located at **31 Humphrey Road** in the Montecito area, First Supervisorial District. (Continued from 3/14/05, 4/11/05, 12/05/05, and 2/27/06)

5. **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, 9/25/06, and 10/17/06)

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

CONCEPTUAL REVIEW

6. **06BAR-00000-00178** **Kwock Cabana** **976 Hot Springs Road**
06LUP-00000-00656 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Danny Kwock, to consider Case No. 06BAR-00000-00178 for **further conceptual review of new pool cabana of approximately 800 square feet, 264.5 linear feet of retaining walls, 774.22 cubic yards of landscaping grading, and a 75 square foot barbeque area under an existing trellis** . The following structures currently exist on the parcel: residence of approximately 3,970 square feet with attached garage of

approximately 740 square feet. The property is a 1.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-030-009 and -008, located at **976 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

7. **06BAR-00000-00018** **Terzian Demolition, SFD Replacement and Cabana Remodel** **1491 Edgecliff Lane**
05CDH-00000-00026 (Allen Bell, Planner 569-2033) **Ridgeline: N/A**

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 06BAR-00000-00018 for **further conceptual review of a replacement residence of approximately 3,431 square feet with an attached garage of approximately 658 square feet, demolition of an existing residence and accessory structure, and remodel of exterior and interior of an existing cabana.** The following structures currently exist on the parcel: residence of approximately 924 square feet with an attached garage of approximately 442 square feet, cabana of approximately 1,515 square feet and an unpermitted accessory building of approximately 770 square feet. The proposed project will require no grading. The property is a 0.59 acre (25,707 square feet) parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** in the Montecito area, First Supervisorial District. (Continued from 2/06/06 and 4/24/06)

8. **06BAR-00000-00242** **Gunderson Single Family Dwelling Demolition and Rebuild** **634 Cowles Road**
06LUP-00000-00869 (J. Ritterbeck, Planner 568-3509) **Ridgeline: Urban**

Request of David Ferrin, architect for the owner, Paul Gunderson, to consider Case No. 06BAR-00000-00242 for **conceptual review of new residence of approximately 3,727 square feet with attached garage of approximately 520 square feet.** The following structures currently exist on the parcel: residence of approximately 1,532 square feet with attached garage of approximately 318 square feet (both to be demolished), and guest house of approximately 666 square feet. The proposed project will require approximately 550 cubic yards of cut and approximately 360 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-016, located at **634 Cowles Road** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00260** **Conk Single Family Dwelling & Garage** **1389 Oak Creek Canyon Road (Lot 4)**
06LUP-00000-00932 (Selena Buoni, Planner 568-2910) **Ridgeline: Rural**

Request of Robert Senn, architect for the owner, Chris Conk, to consider Case No. 06BAR-00000-00260 for **conceptual review of a new residence of approximately 4,894 net square feet with attached garage of approximately 667 net square feet.** The lot is currently vacant. The proposed project will require approximately 1,840 cubic yards of cut and approximately 1,270 cubic yards of fill. The property is a 6.06 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-021, located at **1389 Oak Creek Canyon Road (Lot 4)** in the Montecito area, First Supervisorial District.

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

10. **06BAR-00000-00173** **Mathews Garage**
Conversion and New Garage **1100 East Mountain Drive**
06LUP-00000-00897 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban

Request of Joaquin Ornelas, agent for the owner, Dr. Barbara Mathews, to consider Case No. 06BAR-00000-00173 for **further conceptual review of remodel/conversion of existing 3-car garage of approximately 1,080 square feet to a great room, and construction of a new 3-car garage of 800 square feet with a detached 226 square foot storage room. The proposed new structures will both be detached from the existing residence.** The following structures currently exist on the parcel: residence of approximately 8,500 square feet and poolhouse/guesthouse of approximately 1,600 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 4.35 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-250-021, located at **1100 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 8/07/06)**