



# COUNTY OF SANTA BARBARA

## *Revised Agenda*

### MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of October 24, 2005

3:00 P.M.

Revisions: 05BAR-00000-00224 Hill Single Family Dwelling Demo & Rebuild has been dropped from the agenda;

Site visit to 640 Cowles Road (Item 05BAR-00000-00224 – Hill Single Family Dwelling Demo & Rebuild)

has been dropped from the agenda to a future date;

Item #5 04BAR-00000-00268 Carlos Second Story Addition and New

Detached Garage has been added

to the standard agenda

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

- 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 10, 2005 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.**

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|---|--------------------------|---|------------------|
| <b>C-1</b>  | <b>03BAR-00000-00337</b> | <b>Kass New Entry Gates</b>   | <b>1518 E.</b>   |
| <b>Mountain Drive</b>   |                          |   |                  |
| 03LUP-00000-01347 (Anne Almy, Planner; 568-2053)  |                          |   | Ridgeline: Urban |
| <p>Request of Cearnal Architects, architect for the owners, Dan and Debbie Kass, to consider Case No. 03BAR-00000-00337 for <b>revised final approval on consent of new entry gates located outside required setbacks</b>. The proposed project will not require grading. The property is a 4.63 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-041, located at <b>1518 E. Mountain Drive</b> in the Montecito area, First Supervisorial District. <b>(Continued from 12/15/03, 1/26/04, 6/07/04, 9/13/04, and 11/22/04)</b></p>   |                          |   |                  |
| <hr/>   |                          |   |                  |
| <b>C-2.</b>   | <b>05BAR-00000-00136</b> | <b>Beach Cabana, Single Family Dwelling Addition and Retaining Wall</b> | <b>1504 E.</b>   |
| <b>Mountain Drive</b>   |                          |   |                  |
| 05LUP-00000-00573 (Holly Bradbury, Planner 568-3577)  |                          |   | Ridgeline: N/A   |
| <p>Request of Vadim Hsu, architect for the owner, Patrick Beach, to consider Case No. 05BAR-00000-00136 for <b>final approval of a cabana of approximately 777 square feet and residential addition of 127 square feet</b>. 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 <b>1504 E. Mountain Drive</b> in the Montecito area, First Supervisorial District. <b>(Continued from 6/6/05, 7/25/05, and 10/10/05)</b></p> |                          |   |                  |
| <hr/>   |                          |   |                  |
| <b>C-3.</b>   | <b>05BAR-00000-00156</b> | <b>Miller Single Family Dwelling Remodel/Detached Workshop</b>          |                  |
| <b>1440 Wyant Road</b>  |                          |   |                  |
| 05LUP-00000 00779 (Lisa Martin, Planner 568-2032)   |                          |   | Ridgeline: N/A   |
| <p>Request of Loren Solin, agent for the owner, Stephen Miller, to consider Case No. 05BAR-00000-00156 for <b>final on consent of an addition of a master suite of approximately 345 square feet and detached workshop of approximately 772 square feet</b>. The following structures currently exist on the parcel: residence of approximately 3,973 square feet and attached garage of approximately 444 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-430-019, located at <b>1440 Wyant Road</b> in the Montecito area, First Supervisorial District. <b>(Continued from 6/20/05, 7/11/05, 7/25/05, and 8/8/05)</b></p>                           |                          |   |                  |
| <hr/>   |                          |   |                  |
| <b>C-4.</b>   | <b>05BAR-00000-00174</b> | <b>Melton Addition and Workshop</b>                                     | <b>927</b>       |
| <b>Brooktree Lane</b>   |                          |   |                  |
| 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 **final on consent 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 and 10/10/05)

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 3:00 P. M.**

PRELIMINARY APPROVAL

**Morrow Cabana, Garage, and Addition**

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|----|--|--------------------------------|
| 1. | <u>04BAR-00000-00175</u>                           | <u>1665 Fernald Point Lane</u> |
|    | 04CDH-00000-00020 (Mark Walter, Planner; 568-2852) | Ridgeline: N/A                 |

Request of Kent Mixon, architect for the owner, Ron Morrow, to consider Case No. 04BAR-00000-00175 for **preliminary/final review of a second floor addition to existing residence of approximately 323 square feet, addition of a deck/balcony of 52 square feet to the second story of the main residence; a new cabana of approximately 737 square feet and 15'6" in height; and a new garage of approximately 361 square feet and 10'10" in height.** The following structures currently exist on the parcel: a residence and garage of approximately 5,264 square feet, (guesthouse and garage of approximately 1,327 square feet to be demolished), and garden shed of approximately 176 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-374-004, located at **1665 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 8/9/04, 1/24/05, and 7/25/05)

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| 2. | <u>05BAR-00000-00167</u>                          | <u>DeSantillana Single Family Dwelling Addition</u> |
|    | <u>Bosque Road</u>                                | <u>559 EI</u>                                       |
|    | 05LUP-00000-00753 (Amy Trester, Planner 568-3116) | Ridgeline: N/A                                      |

Request of Tom Jacobs, architect for the owners, Gerry DeSantillana to consider Case No. 05BAR-00000-00167 for **preliminary/final review of an addition of approximately 672 square feet.** The following structures currently exist on the parcel: residence of approximately 1,303 square feet, garage of approximately 216 square feet and storage of approximately 729 square feet. The property is a 0.92 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-210-011, located at **559 El Bosque Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05)

**Mozart Greenhouses**

**3. 05BAR-00000-00209 Trellis/Fountain/Pond 2615 Sycamore Canyon Road**

05CUP-00000-00061/05LUP-00000-01008 (Natasha Heifetz Campbell, Planner 962-0030) Ridgeline: N/A

Request of Derrick Eichelberger, representing the owners, John and Heather Mozart, to consider Case No. 05BAR-00000-00209 for **preliminary/final review of several landscape features, including a fountain, a trellis, a pond, and two greenhouses (approximately 235 square feet each)**. The former single family residence and a variety of accessory structures were recently demolished on-site and on-going construction includes a new single family residence and numerous new accessory structures and grading approved pursuant to 00-LUS-593 and 00-CP-119 (sound wall) The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 9.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-029, located at **2615 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 8/22/05)**

**4. 05BAR-00000-00159 Adams Single Family Dwelling 1376 Oak Creek Canyon Road**

05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **preliminary review of new residence of approximately 4,552 square feet, garage of approximately 677 square feet and pool approximately 10 feet by 38 feet**. There is no structure on the parcel: The proposed project will require approximately 2,900 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 6.05 acre parcel zoned Res-100 and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 7/11/05)**

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

**5. 04BAR-00000-00268 Carlos Second Story Addition and New Detached Garage 1050 Golf Road**

05LUP-00000-00202 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Tony Xiques, agent for the owner, Maria Carlos, to consider Case No. 04BAR-00000-00268 for **final approval of a first and second story residential addition of approximately 2,966 square feet, conversion of a 460 square feet garage to habitable space, a second floor deck of approximately 367 square feet, a new attached garage of approximately 480 square feet and a new detached garage/workshop of approximately 740 square feet**. The following structure currently exists on the parcel: single story residence of approximately 1,656 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-013, located at **1050 Golf Road** in the Montecito area, First Supervisorial District. **(Continued from 11/8/04, 4/11/05, 7/25/05, 8/8/05, and 9/12/05)**

**6. 05BAR-00000-00141 Hahs Demolition/Rebuild 914 Skyview Drive**

05LUP-00000-00847 (Holly Bradbury, Planner 568-3577) Ridgeline: Urban



approximately 3,411 square feet and an attached garage of approximately 627 square feet. Grading not yet determined. The property is a 1.34 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-018, located at **640 Ashley Road** in the Montecito area, First Supervisorial District.

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| <b>10. 05BAR-00000-00249</b><br><b>Mountain Drive</b>  | <b>Kelly Single Family Dwelling Addition</b> | <b>1368 East</b> |
| <hr/>  |  |                  |
| (No Planner Assigned)  |  | Ridgeline: N/A   |
| <p>Request of Don Nulty, architect for the owners, Brian Kelly, to consider Case No. 05BAR-00000-00249 for <b>conceptual review of an addition of approximately 3,400 square feet to an existing residence, new guest house of approximately 800 square feet, new cabana of approximately 800 square feet, detached garage of approximately 800 square feet with accessory structure atop of approximately 600 square feet, and a swimming pool.</b> The following structures currently exist on the parcel residence of approximately 7,900 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 5.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at <b>1368 East Mountain Drive</b> in the Montecito area, First Supervisorial District.</p> |  |                  |

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|---|---|----------------|
| <b>11. 05BAR-00000-00253</b><br><b>Ysidro Road</b>  | <b>Van Sicklen Setback Modification</b> | <b>544 San</b> |
| <hr/>   |   |                |
| 05TPM-00000-00007 (Alex Tuttle, Planner 884-6844)   |   | Ridgeline: N/A |
| <p>Request of the owner, Douglas Van Sicklen, to consider Case No. 05BAR-00000-00253 for <b>conceptual review/preliminary approval of a setback modification for an as-built addition of approximately 150 square feet to an existing duplex.</b> The following structure currently exists on the parcel: duplex of approximately 2,600 square feet. The proposed project will not require grading. The property is an approximately 10,383 square foot acre parcel zoned 7-R-2 and shown as Assessor's Parcel Number 001-200-059, located at <b>544 San Ysidro Road</b> in the Montecito area, First Supervisorial District.</p> |   |                |