



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: November 5, 2007
3:00 P.M.**

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

Revision: The level of review for Item #4 (07BAR-00000-00306) – Wordell SFD Atrium, Decks & Terraces has been revised.

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| Marsha Zilles | Anthony Spann | - Chair |
| Michele Michaelson | Don Nulty | - Vice Chair |
| Raymond Ketzel | Jason Moore | - MBAR Secretary |
| Sam Maphis | June Pujo | - Supervising Planner |
| Peter Edwards | | |

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- All approvals made by the Montecito Board of Architectural Review are based upon the findings required by the provisions outlined in 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 PM, one business 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; (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 Wednesday, 4:30 PM, three business 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 on the counter in back of the hearing room and should be filled out and handed in 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 comment for an item is 15 minutes.
 - Montecito Board of Architectural Review approval does 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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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 22, 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. **07BAR-00000-00214** **Coleman Guesthouse** **881 San Ysidro Lane**
07LUP-00000-00590 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Syndi Souter, agent for the owners, Tom and Polly Coleman, to consider Case No. 07BAR-00000-00214 for **preliminary/final approval on consent of a guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 8,552 square feet with an attached 2-car garage of approximately 725 square feet and a detached 4-car garage of approximately 1,184 square feet. The proposed project will not require grading. The property is a 2.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-054, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 9/24/07)

C-2. **07BAR-00000-00168** **Appleton Single Family Dwelling Additions** **667 Romero Canyon Road**
07LUP-00000-00475 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Loren Solin, architect for the owner, Lee Appleton, to consider Case No. 07BAR-00000-00168 for **preliminary/final approval on consent as-built additions of approximately 450 square feet, and new additions of approximately 329 gross (309 net) square feet to the existing residence, including a covered entry addition of approximately 85 square feet, master bath and closet addition of approximately 105 square feet, and kitchen/dining/laundry remodel with addition of approximately 139 square feet. Reconfiguration and repaving of the existing driveway is also proposed.** The following structures currently exist on the parcel: residence of approximately 1,407 square feet with a detached garage of approximately 375 square feet and a detached workroom of approximately 439 square feet. The proposed project will not require grading. The property is a 0.53 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-003, located at **667 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/16/07)

C-3. **07BAR-00000-00219** **Limonick Single Family Dwelling Addition/Accessory Building Conversion** **615 El Bosque Road**
07LUP-00000-00573 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

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 1-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, 10/08/07 and 10/22/07)

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

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| 1. | Bissell Single Family | |
| | 07BAR-00000-00173 Dwelling, Garage, Cabana | 1119 Alston Road |
| | 07LUP-00000-00455 (Sarah Clark, Planner 568-2059) | Ridgeline: N/A |

Request of Glen Deisler, Harrison Design Associates, architect for the owner, Joseph Bissell, to consider Case No. 07BAR-00000-00173 for **final approval of a new two-story residence of approximately 5,490 square feet with an attached 3-car garage of approximately 798 square feet, cabana of approximately 769 square feet, garden structure of approximately 93 square feet, covered terrace of approximately 807 square feet, site and retaining walls, and entry gate six feet in height with pillars seven feet in height.** The lot is currently vacant. The proposed project will require no cut and approximately 250 cubic yards of fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-101-011, located at **1119 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07 and 10/08/07)

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| 2. | Halstead LLC Single Family | |
| | 07BAR-00000-00049 Dwelling and Cabana | 1398 Oak Creek Canyon Road (Lot 7) |
| | 07LUP-00000-00280 (Selena Buoni, Planner 568-2910) | Ridgeline: Rural |

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **final approval of the construction of approximately 6,588 square foot single-family residence (including an approximately 2,707 square foot basement), with an approximately 678 square foot attached garage and an approximately 162 square foot mechanical room, an approximately 588 square foot guest house, and a new pool. Seven oak trees are proposed for removal, and six additional oaks are impacted by the driveway. Forty 1-gallon oaks and forty 5-gallon oaks are to be planted, as well as the mitigation oak trees that were previously planted within the subdivision for 14 trees that were anticipated to be removed during development of this parcel.** The lot is currently vacant. The proposed project will require approximately 5,681 cubic yards of cut and approximately 546 cubic yards of fill. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number 011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07, 5/07/07, 7/16/07, and 10/08/07)

PRELIMINARY APPROVAL

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| 3. | Smith Remodel, Trellis, | |
| | 07BAR-00000-00247 Pavilion, and Fireplace | 1215 Mesa Road |
| | 07CDP-00000-00104 (Amy Trester, Planner 568-3116) | Ridgeline: N/A |

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00247 for **preliminary/final approval of an exterior remodel, trellis of approximately 600 square feet, pavilion of approximately 196 square feet, and outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 2,432 with an attached garage of approximately 417 square feet. The proposed project will not

require grading. The property is a 0.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-004, located at **1215 Mesa Road** in the Montecito area, First Supervisorial District. (Continued from 10/08/07)

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| 4. | Marshall Single Family Dwelling Demo/Rebuild, Guesthouse Addition, Tool Shed Remodel and Modification | 846 Lilac Drive |
| | 07BAR-00000-00195 (J. Ritterbeck, Planner 568-3509) | Ridgeline: Urban |
| | 07LUP-00000-00525 07MOD-00000-00008 | |

Request of Christopher Manson-Hing, architect for the owners, Siri and Robert Marshall, to consider Case No. 07BAR-00000-00195 for **preliminary approval of the demolition of the existing residence of approximately 3,037 square feet and attached 2-car garage of approximately 448 square feet, construction of a new residence of approximately 3,683 square feet with a basement of approximately 2,135 square feet and a new detached garage of approximately 571 (gross) square feet, the demolition of the existing guesthouse of approximately 733 (gross) square feet and construction of a new guesthouse of approximately 800 (gross) square feet, the interior remodel, roof change, and change in use of the existing tool shed to a gymnasium of approximately 175 square feet, and for a modification to allow the proposed gym to encroach 16 feet into the required front setback of 50 feet from road centerline.** The following structures currently exist on the parcel: residence of approximately 3,037 square feet with an attached garage of approximately 448 square feet and basement of approximately 226 square feet, guesthouse of approximately 733 square feet, and tool shed of approximately 180 square feet. The proposed project will require approximately 1,350 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 2.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-020, located at **846 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 8/27/07 and 10/08/07)

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

Request of Peter Kavoian, agent for the owner, Steve Wordell, to consider Case No. 04BAR-00000-00306 for **preliminary/final approval of a new single family residence of approximately 5,990 square feet with attached garage of approximately 619 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, 8/27/07, and 10/22/07)

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

CONCEPTUAL REVIEW

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| 6. | Merzbach Demo/New Single Family Dwelling | 2090 East Valley Road |
| | 07BAR-00000-00169 (Amy Trester, Planner 568-3116) | Ridgeline: N/A |
| | 07LUP-00000-00444 | |

Request of Henry Lenny, architect for the owner, Nina Merzbach, to consider Case No. 07BAR-00000-00169 for **further conceptual review and preliminary approval of a new two-story residence of approximately 4,146 square feet with an attached 3-car garage of**

approximately 800 square feet, and the demolition of the existing residence and garage. The following structures currently exist on the parcel: single-story residence of approximately 1,600 square feet with an attached garage of approximately 478 square feet, detached accessory building of approximately 480 square feet, and garden shed of approximately 100 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-140-016, located at **2090 East Valley Road** in the Montecito area, First Supervisorial District. (Continued 7/16/07)

7. **07BAR-00000-00268** **Hines Single Family Dwelling Addition, Garage** **1506 E. Mountain Drive**
(no planner assigned) Ridgeline: Urban

Request of Brian Miller, agent for the owners, William and Donna Hines, to consider Case No. 07BAR-00000-00268 for **conceptual review of an addition of approximately 339 square feet to the existing residence and a new detached garage of approximately 574 square feet.** The following structures currently exist on the parcel: residence of approximately 3,233 square feet with an attached 3-car garage of approximately 543 square feet and shed of approximately 452 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 2.62 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-070-022, located at **1506 E. Mountain Drive** in the Montecito area, First Supervisorial District.

8. **07BAR-00000-00274** **Gluck Single Family Dwelling Addition/Remodel** **808 Hot Springs Road**
(no planner assigned) Ridgeline: N/A

Request of Ron Sorgman, architect for the owner, Frederick W. Gluck, to consider Case No. 07BAR-00000-00274 for **conceptual review of a remodel and addition of approximately 1,469 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,005 square feet with an attached garage of approximately 403 square feet, potting shed of approximately 200 square feet, and tool shed of approximately 150 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-013, located at **808 Hot Springs Road** in the Montecito area, First Supervisorial District.

9. **07BAR-00000-00280** **Stoll Landscaping Spa, Pond & Pool Equipment** **1481 Mountain Drive**
07LUP-00000-00738 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Todd Bebb, agent for the owners, Robert and Meghan Stoll, to consider Case No. 07BAR-00000-00280 for **conceptual review and preliminary/final approval of landscaping, spa, pond & pool equipment.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet with an attached garage of approximately 700 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 Mountain Drive** in the Montecito area, First Supervisorial District.

Shirokow Single Family

- 10. 07BAR-00000-00277 Dwelling Additions 1413 Schoolhouse Road**
(no planner assigned) Ridgeline: N/A

Request of Laura Kay Dunbar, architect for the owner, Katya Shirokow, to consider Case No. 07BAR-00000-00277 for **conceptual review of a first floor addition of approximately 665 square feet and a second floor addition of approximately 325 square feet to the existing residence and new cabana of approximately 799 square feet with workshop of approximately 405 square feet above.** The following structures currently exist on the parcel: residence of approximately 2306 square feet with an attached garage of approximately 515 square feet, and tennis court. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-021, located at **1413 Schoolhouse Road** 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.

- 11. 07BAR-00000-00281 Hock Roof Pitch Ext Alterations 1254 East Valley Road**
07LUP-00000-00721 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, Gary Hock, to consider Case No. 07BAR-00000-000281 for **conceptual review of exterior alterations including roof pitch changes to an approximately 2,587 square foot existing dwelling.** The following structures currently exist on the parcel: residence of approximately 2,587 square feet with an attached garage of approximately 366 square feet. The proposed project will not require grading. The property is a 0.7 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-021, located at **1254 East Valley Road** in the Montecito area, First Supervisorial District.

- 12. 07BAR-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road**
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **further conceptual review of a new two-story residence of approximately 2,799 square feet with an attached garage of approximately 731 square feet and basement of approximately 1,689 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, and 10/8/07)