



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA and SITE VISITS

Meeting of November 7, 2005

3:00 P.M.

**Revisions: Item #11, 05BAR-00000-00207 Biltmore Valet Lot and Minor
Modifications/Additions has been added to the standard agenda**

Marsha Zilles	Santa Barbara County
Michele Michaelson	- Montecito Community Hall &
Library	
Raymond Ketzler	1469 East Valley Road
Donald Nulty Vice Chair	Santa Barbara, California 93108
Anthony Spann - Chair	(805) 568-2000
Sam Maphis	
Peter Edwards	
David Villalobos - MBAR Secretary	
Julie Harris - Planner III	

- 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.

Site Visits - 2:00 P.M.

View Story Poles for Item No. 4 – Klink New Residence – 1787 Fernald Point Lane
View Story Poles for Item No. 5 – Hill SFD Demo/Rebuild - 640 Cowles Road

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 24, 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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|--|---|----------------|
| C-1. 05BAR-00000-00167
Bosque Road | DeSantillana Single
Family Dwelling Addition | 559 EI |
| <hr/> | | |
| 05LUP-00000-00753 (Amy Trester, Planner 568-3116) | | Ridgeline: N/A |
| <p>Request of Tom Jacobs, architect for the owners, Gerry DeSantillana to consider Case No. 05BAR-00000-00167 for final on consent 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 and 10/24/05)</p> | | |

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

- | | | |
|--|---|-----------------------|
| 1. 05BAR-00000-00237
Ysidro Lane | Lawarre Residence Addition/Remodel | 733 San |
| <hr/> | | |
| 05LUP-00000-01091 (Lisa Martin, Planner 568-2032) | | Ridgeline: N/A |
| <p>Request of Elizabeth Sorgman, architect for the owner, Mr. and Mrs. Lawarre, to consider Case No. 05BAR-00000-00237 for preliminary/final review of an addition of approximately 184 square feet, interior remodel of approximately 3,178 square feet, and conversion of approximately 409 square feet to habitable space. The following structures currently exist on the parcel: residence of approximately 3,960 square feet, storage of approximately 409 square feet, an attached garage of approximately 432 square feet, and a green house. The proposed project will not require grading. The property is a 1.15 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-110-035 located, at 733 San Ysidro Lane in the Montecito area, First Supervisorial District. (Continued from 10/10/05)</p> | | |
| 2. 05BAR-00000-00238 | Taylor Residential Addition | 1060 Golf Road |
| <hr/> | | |
| 05LUP-00000-01083 (Amy Trester, 568-3116) | | Ridgeline: N/A |
| <p>Request of Jyl Ratkevich, architect for the owner, Nancie Taylor, to consider Case No. 05BAR-00000-00238 for preliminary/final review of an addition of approximately 678 square feet. The following structures currently exist on the parcel: a residence of</p> | | |

approximately 3,790 square feet with an attached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-021, located at **1060 Golf Road** in the Montecito area, First Supervisorial District. **(Continued from 10/10/05)**

CONCEPTUAL REVIEW

3. **04BAR-00000-00335** **Klink New Residence** **1787 Fernald Point Lane**
04CDH-00000-00042 (Alice Daly, Planner, 568-2059) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **further conceptual review of a new 2,602 square foot single-family residence with an attached 786 square foot garage on a 13,524 square foot (net) parcel.** Approximately 50 cubic yards of cut and 50 cubic yards of fill and 100 cubic yards of recompaction will be required. Two magnolia trees and one palm tree are proposed to be removed. The existing swimming pool is proposed to be relocated approximately 70 feet to the south of its existing location. 200 cubic yards of cut and 200 cubic yards of fill will be required in order to relocate the pool. Existing development on the subject lot includes a swimming pool, plaster walls and paved patio areas. The property is a 13,524 square foot (net) lot zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-008, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District.. **(Continued from 12/20/04, 8/8/05, and 8/22/05, and 9/26/05)**

4. **05BAR-00000-00224** **Hill Single Family Dwelling**
640 Cowles Road **Demolition and Rebuild**
05LUP-00000-01016 (Alice Daly, Planner 568-2059) Ridgeline: Urban

Request of Adele Goggia, agent for the owners, Earl and Tami Hill, to consider Case No. 05BAR-00000-00224 for **further conceptual review of demolition and rebuild of new two story residence of approximately 4,158.5 square feet, new garage of approximately 796.25 square feet, and new pool and pool house of approximately 766.5 square feet.** The following structures currently exist on the parcel: single family residence with attached garage of approximately 2,000 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District **(Continued from 9/26/05).**

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

5. **05BAR-00000-00252** **Hortensine Remodel, Addition and**
Mountain Drive **Loggia Addition** **1235 East**
05LUP-00000-01120 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Everett J. Wood, agent for the owner, Henry Hortensine, to consider Case No. 05BAR-00000-00252 for **conceptual review of an interior remodel, addition of approximately 326 square feet, and loggia addition of approximately 691 square feet to an existing residence. One 28" oak tree will be removed as a part of the project.** The following structures currently exist on the parcel: residence of approximately

3,741 square feet and pool house of approximately 714 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-013, located at **1235 East Mountain Drive** in the Montecito area, First Supervisorial District.

6. 05BAR-00000-00259 Wahlberg-Dilascio Addition/Remodel 160 San Leandro Place

05CDP-00000-00121 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Hugh Twibell, architect for the owner, James Wahlberg and Diane Dilascio, to consider Case No. 05BAR-00000-00259 for **conceptual review of a remodel to a residence of approximately 3,084 square feet, addition of approximately 84 square feet of storage area to existing garage and a bay window of approximately 18 square feet.** The following structures currently exist on the parcel: residence of approximately 3,084 square feet and storage shed of approximately 80 square feet. The proposed project will not require grading. The property is an approximately 21,170 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-056, located at **160 San Leandro Place** in the Montecito area, First Supervisorial District.

7. 05BAR-00000-00256 Smyth Single Family Dwelling Addition 171 Butterfly Lane

(no planner assigned) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Lori Smyth, to consider Case No. 05BAR-00000-00256 for **conceptual review of a remodel and addition of approximately 1,336 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 1,510 square feet and accessory building of approximately 176 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** 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.

8. 05BAR-00000-00257 Haber Single Family Dwelling Addition 788 Las Tunas Road

(no planner assigned) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Michael Haber, to consider Case No. 05BAR-00000-00257 for **conceptual review of an addition of approximately 1,562 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,409 square feet and pool house of approximately 800 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-001, located at **788 Las Tunas Road** in the Montecito area, First Supervisorial District.

9. 05BAR-00000-00261 Schneider Artist Studio 751 Buena Vista Avenue

05LUP-00000-01153 (no planner assigned) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Larry and Margi Schneider, to consider Case No. 05BAR-00000-00261 for **conceptual review of an addition of a new artist studio of approximately 791 square feet atop an existing garage of approximately 840 square feet.** The following structures currently exist on the parcel: residence of approximately 6,500 square feet, garage of approximately 840 square feet, second garage of approximately 600 square feet, and cottage of approximately 400 square feet. The proposed project will not require grading. The property is a 3.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-012, located at **751 Buena Vista Avenue** in the Montecito area, First Supervisorial District.

10.	05BAR-00000-00263	Thomas Addition	655
Romero Canyon Road			
05LUP-00000-01182 (no planner assigned)			Ridgeline: N/A

Request of William Cooper, architect for the owners, David Thomas, to consider Case No. 05BAR-00000-00263 for **conceptual review of an addition of approximately 798 square feet to an existing residence of approximately 1,426 square feet.** The following structures currently exist on the parcel: residence of 1,426 square feet with an attached garage of approximately 513 square feet. The proposed project will not require grading. The property is a 8,796.5 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-005, located at **655 Romero Canyon Road** in the Montecito area, First Supervisorial District.

		Biltmore Valet Lot and	
11.	05BAR-00000-00207	Minor Modifications/Additions	1260
Channel Drive			
05AMD-00000-00005 (Laura Bridley, Planner 966-7260)			Ridgeline: N/A

Request of Steve Welton, agent, and David Van Hoy, architect for the owner, 1260 BB Property, LLC to consider Case No. 05BAR-00000-00207 for **preliminary/final review of improvements to the valet parking lot, entrance walls and landscaping, 99 square feet addition to hotel spa, raising 305 square feet of dining patio, and new chimneys at restaurant.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 1,280 cubic yards of cut and approximately 284 cubic yards of fill. The property is a 12.32 acre parcel zoned C-V and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/10/05)**