



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

Santa Barbara County
Montecito Community Hall and Library
1469 East Valley Road
Santa Barbara, CA 93108
(805) 568-2000

**Meeting Date: November 13, 2006
3:00 P.M.**

Revision: Item 1 (04BAR-00000-00335) – Klink New Residence, will be continued to the MBAR meeting of December 11, 2006.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzal	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
Peter Edwards	

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- 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 Visit - 2:00 P.M.

View Story Poles for Item No. 5 – Kohansamad Demo/Rebuild SFD & Playroom/Workshop – 744 Ashley Road

View Story Poles for Item No. 12 – Hurst Demo/New SFD/Guesthouse/Cabana – 932 Park 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 October 17, 2006 and October 23, 2006 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. 06BAR-00000-00236 Kadri Single Family Dwelling Addition 616 Hot Springs Road**
06LUP-00000-00865 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Yvan le Brock, DesignARC, architect for the owner, Tariq Kadri, to consider Case No. 06BAR-00000-00236 for **final approval on consent of an addition of approximately 255 square feet and an entryway addition of 18 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 3,306 square feet and detached studio of approximately 530 square feet. The proposed project will not require grading. The property is a 1.35 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-034, located at **616 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 10/17/06)

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

- 1. 04BAR-00000-00335 Klink New Residence 1787 Fernald Point Lane**
04CDH-00000-00042 (Michelle Gibbs, Planner, 568-3508) Ridgeline: N/A

Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **revised final approval of a shortened beach stairway landing for 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. 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, 8/22/05, 9/26/05, 11/07/05, 1/09/06, 5/08/06, 6/19/06, 7/24/06, and 8/07/06)

Item to be continued to the MBAR meeting of December 11, 2006.

2. **05BAR-00000-00218** **Kavoian Residential Addition and New Garages** **1940 Tollis Avenue**
05LUP-00000-01117 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Peter Kavoian, architect/owner, to consider Case No. 05BAR-00000-00218 for **final approval of a residential addition of approximately 2,044 square feet, (1,393 square feet first & second floors and 651 square foot basement), a new attached garage of 896 square feet, a new 791 square foot detached guesthouse garage, a new 666 square foot pool cabana with attached 706 square foot covered pavilion and 253 square foot uncovered pavilion deck, the demolition and rebuild of a pool with spa, and associated hardscape and landscape improvements including a new pond and retaining walls. A 1,011 square foot detached garage with guestroom and a detached carport would be demolished.** The following structures currently exist on the parcel: residence of approximately 13,029 (net) square feet, detached garage and guestroom of approximately 1,011 square feet, detached carport, two guesthouses of approximately 800 and 850 square feet, swimming pool and tennis court. The proposed project will require approximately 150 cubic yards of cut and approximately 1000 cubic yards of fill. The property is a 4.69 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-007, located at **1940 Tollis Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/12/05, 4/24/06, and 6/05/06)

PRELIMINARY APPROVAL

3. **06BAR-00000-00182** **Stone Single Family Dwelling, Garage, and Basement** **660 Stonehouse Lane**
06LUP-00000-00617 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Stone Family Trust, to consider Case No. 06BAR-00000-00182 for **revised preliminary and final approval of new residence of approximately 6,197 square feet with attached garage of approximately 964 square feet, and basement of approximately 3,579 square feet.** The following structures currently exist on the parcel: residence of approximately 800 square feet. The proposed project will require approximately 2,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 2.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 10/09/06)

4. **06BAR-00000-00230** **Ramsey Single Family Residence Demo/ Rebuild, Cabana, Pool, and Garage** **580 Para Grande Lane**
06LUP-00000-00812 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Tony Ramsey, to consider Case No. 06BAR-00000-00230 for **preliminary/final approval of a new residence of approximately 4,536 square feet with attached garage of approximately 483 square feet, and new cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,610 square feet and two sheds (all to be demolished). The proposed project will require approximately 295 square feet of cut and approximately 189 square feet of fill. The property is a 1.25 (gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-006, located at **580 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 10/09/06)

CONCEPTUAL REVIEW

5. **06BAR-00000-00216** **Kohansamad Demo/Rebuild Single Family Dwelling & Playroom/Workshop** **744 Ashley Road**
06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for **further conceptual review of new residence of approximately 4,659 square feet with attached garage of approximately 789 square feet, and detached playroom/workshop of approximately 671 square feet.** The following structures currently exist on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 399 cubic yards of cut and approximately 335 cubic yards of fill. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at **744 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06)

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

6. **06BAR-00000-00265** **Keller Pool Cabana** **771 Via Manana**
06LUP-00000-00941 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Zimmerman Architects, architect for the owners, Gregory and Pamela Keller, to consider Case No. 06BAR-00000-00265 for **conceptual review and preliminary approval of a pool cabana of approximately 395 square feet.** The following structures currently exist on the parcel: residence of approximately 4,689 square feet with an attached garage of 665 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-032, located at **771 Via Manana** in the Montecito area, First Supervisorial District.

7. **06BAR-00000-00160** **TMB/DSB Family Trust Single Family Dwelling Addition** **1757 Glen Oaks Drive**
06LUP-00000-00614 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Don Nulty, architect for the owner, TMB/DSB Family Turst, to consider Case No. 06BAR-00000-00160 for **conceptual review of 932 square foot addition to an existing residence, new 496 square foot cabana and pool.** The following structures currently exist on the parcel: residence of approximately 2,312 square feet with attached garage of approximately 440 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-009, located at **1757 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 8/7/06)

8. **06BAR-00000-00256** **Stewart/Kahmann Single Family Dwelling Demo/Rebuild** **90 Butterfly Lane**
06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **conceptual review of a new residence of approximately 2,613 square feet with attached garage of approximately 462 square feet.** The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's

Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00264** **Bradley Single Family Dwelling,
Garage, Pool House, and Guesthouse** **975 Lilac Drive**
06LUP-00000-00264 (Errin Briggs, 568-2047) **Ridgeline: N/A**

Request of Appleton and Associates, architect for the owners, Floyd and Martha Bradley, to consider Case No. 06BAR-00000-00264 for **conceptual review of a new residence of approximately 6,286 square feet with attached garage of approximately 507 square feet, new pool with pool house of approximately 583 square feet, and guesthouse of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,400 square feet with detached garage of approximately 477 square feet (both to be demolished). The proposed project will require approximately 1,200 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 2.6 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-080-028, located at **975 Lilac Drive** 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. **05BAR-00000-00303** **Cooper Entry Gate and Modification** **759 Via Manana**
05CUP-00000-00068 (Holly Bradbury, Planner 568-3577) **Ridgeline: N/A**
06MOD-00000-00016

Request of Harwood White, agent for the owner, Robert Cooper, to consider Case No. 05BAR-00000-00303 for **further conceptual review and preliminary approval of new secondary access entry gates of 6 feet 10 inches, associated walls under six feet, and associated gateposts under 8 feet; and primary access new 6 foot sliding gate, entry wall 6 feet from natural grade (as built), and associated gateposts under 8 feet (as built) in the front yard setback. The Modification would include a new 4 foot by 4 foot gas-fired fire pit in the front yard setback 42 feet 8 inches from the centerline of Via Manana Road (private).** The following structures currently exist on the parcel: residence of approximately 4,713 square feet with attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.95 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-090-028, located at **759 Via Manana** in the Montecito area, First Supervisorial District. (Continued from 12/19/05)

11. **03BAR-00000-00179** **Malouf Single Family Dwelling
Remodel and Repair** **1548 Miramar Beach**
04CDH-00000-00037 (Peter Imhof, Supervising Planner 568-2518) **Ridgeline: N/A**

Request of Mark Evans, agent for the owner, to consider Case No. 03BAR-00000-00179 for **further conceptual review 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)

PRELIMINARY APPROVAL

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| 12. | Hurst Demo/New Single Family Dwelling/Guesthouse/Cabana | 932 Park Lane |
| | 06BAR-00000-00033 | Ridgeline: N/A |
| | 06LUP-00000-00105 (Nicole Mashore, Planner 884-8068) | |

Request of Tom Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **preliminary approval of a new residence of approximately 8,982 square feet and basement of 3,268 square feet, detached garage of 800 square feet, detached garage of 775 square feet, guest house of 800 square feet, new entry gates, retaining walls, new pool and associated hardscape and landscape developments.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of approximately 775 square feet (both to be demolished). The proposed project will require approximately 2,400 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at 932 Park Lane in the Montecito area, First Supervisorial District. (Continued from 2/27/06, 3/20/06, 7/24/06, 8/21/06, and 10/09/06)