



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: November 19, 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

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

- 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 November 05, 2007 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. | 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 **preliminary/final approval 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. (Continued from 11/05/07.)

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| 2. | 07BAR-00000-00173 | Bissell Single Family
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, 10/08/07 and 10/22/07.)

PRELIMINARY APPROVAL

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| 3. | 06BAR-00000-00186 | Cheema Single Family Dwelling | 1520 San Leandro Lane |
| | 06CDP-00000-00087 | (Selena Buoni, Planner 568-2910) | Ridgeline: N/A |

Request of Dale Pekarek, architect for the owners, Gautam Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **preliminary approval of a new residence of approximately 2,785 square feet with an attached garage of approximately 453 square feet.** The lot is currently vacant. The proposed project will require less than 50 cubic yards of grading. The property is a 0.86 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 08/21/06 and 10/08/07.)

4. **Daniel Single Family**
07BAR-00000-00262 Dwelling Addition, Garage, Deck 1526 San Leandro Lane
07CDP-00000-00107 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mrs. Anne Daniel, to consider Case No. 07BAR-00000-00262 for **preliminary approval of an addition of approximately 503 square feet to the existing residence, new detached 2-car garage of approximately 508 square feet, and deck of approximately 79 square feet.** The following structures currently exist on the parcel: residence of approximately 2,632 square feet with a detached 1-car garage of approximately 315 square feet (to be demolished). The proposed project will not require grading. The property is a 0.39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-015, located at **1526 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 10/22/07.)

CONCEPTUAL REVIEW

5. **Smith Remodel/Addition, 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 **further conceptual review/preliminary approval of an exterior remodel, trellis of approximately 600 square feet, pavilion of approximately 196 square feet, an approximately 72 square foot addition to existing residence 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 and 11/05/07.)

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

6. **07BAR-00000-00267 Dene Cabana 416 Camphor Place**
07LUP-00000-00720 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Thomas C. McMahon, architect for the owner, Louis Dene, to consider Case No. 07BAR-00000-00267 for **conceptual review of a new cabana of approximately 753 square feet and a new detached accessory structure located within the rear setback for pool equipment.** The following structure currently exists on the parcel: residence of approximately 3,300 square feet (under construction). The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District.

7. **Southern California Edison**
07BAR-00000-00286 Communications Facility Gibraltar Rd & Mountain Dr
07CUP-00000-00074 (Heather Allen, Planner 568-2043) Ridgeline: N/A

Request of Robert McCormick, agent for the owners, Clearwire Wireless, to consider Case No. 07BAR-00000-00286 for **conceptual review of an installation of an approximate 50 square foot wireless communications facility.** The following structure currently exists on the parcel: one 88 foot high-power transmission tower with a footprint of approximately 256 square feet. The proposed project will not require grading. The property is a 5.42 acre parcel zoned 3-E-1 and

shown as Assessor's Parcel Number 013-020-003, located at **Gibraltar Road and Mountain Drive** in the Montecito area, First Supervisorial District.

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| 8. | 07BAR-00000-00291 | Clark SFD Demo/Rebuild | 1136 Hill Road |
| | 07CDP-00000-00116 | (Eric Gage, Planner 568-2002) | Ridgeline: N/A |

Request of Larry Clark, architect for the owner, Martha Jeanette Clark, to consider Case No. 07BAR-00000-00291 for **conceptual review of a new one-story residence of approximately 2,850 square feet with an attached garage of approximately 696 square feet, and the demolition of the existing residence and garage.** The following structures currently exist on the parcel: residence of approximately 1,116 square feet and an attached two-car garage of approximately 420 square feet. The proposed project will not require grading. The property is a 0.42 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-007, located at **1136 Hill Road** in the Montecito area, First Supervisorial District.

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| | | Tan/Chow SFD Second | |
| 9. | 07BAR-00000-00294 | Story/Garage Additions | 1705 Glen Oaks Drive |
| | 07CDP-00000-00116 | (Amy Trester, Planner 568-3116) | Ridgeline: N/A |

Request of Ann Taylor, architect for the owners, Jessica Tan and Bernard Chow, to consider Case No. 07BAR-00000-00294 for **conceptual review of a new two-story addition of approximately 2,343 square feet (first 1,040, second 1,137) with an attached garage of approximately 647 square feet and an approximately 76 square foot covered entry porch, and the demolition of the existing attached garage.** The following structures currently exist on the parcel: residence of approximately 1,619 square feet and an attached garage of approximately 486 square feet. The proposed project will require approximately 150 cubic yards of cut. The property is a 1.41 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-181-009, located at **1705 Glen Oaks Drive** in the Montecito area, First Supervisorial District.

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| 10. | 07BAR-00000-00289 | Schnell SFD Demo/Rebuild | 700 East Mountain Drive |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of Michael Stroh, architect for the owners, Robert and Renee Schnell, to consider Case No. 07BAR-00000-00289 for **conceptual review of a new one-story residence of approximately 4,211 square feet, a basement of approximately 1000 square feet with an attached garage of approximately 795 square feet, and a detached guesthouse of approximately 795 square feet, and the demolition of the existing residence, guesthouse and garage.** The following structures currently exist on the parcel: residence of approximately 3,213 square feet, detached garage of approximately 318 square feet and a detached guest house of approximately 543 square feet. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain 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.

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| 11. | 07BAR-00000-00293 | Pinecliff HOA Repair & Maintenance | 1500 Miramar Beach |
| | | (No Planner Assigned) | Ridgeline: N/A |

Request of David Van Hoy, architect for the owner, Pinecliff Homeowners Association, to consider Case No. 07BAR-00000-00293 for **conceptual review of a repair and maintenance**

project to two existing buildings. The following structures currently exist on the parcel: two (2) 3-unit two-story condominium residences of approximately 4,600 square feet each. The proposed project will require less than 25 cubic yards of cut and fill. The property is a 23,083 square foot parcel zoned DR-12 and shown as Assessor's Parcel Number 009-420-014, located at **1500 Miramar Beach** in the Montecito area, First Supervisorial District.

12. **07BAR-00000-00295** **Enthoven Guesthouse, Garage & Shed** **740 Ashley Road**
(No Planner Assigned) Ridgeline: N/A

Request of Tom Meaney, agent for the owners, Patrick and Sally Enthoven, to consider Case No. 07BAR-00000-00295 for **conceptual review of an approximately 795 square foot guesthouse addition with attached garage of approximately 970 square feet and an approximately 77 square foot storage shed.** The following structures currently exist on the parcel: residence of approximately 1,990 square feet and an approximately 300 square foot office. The proposed project will require approximately 75 cubic yards of cut and fill. The property is a 2.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-090, located at **740 Ashley Road** in the Montecito area, First Supervisorial District.

13. **07BAR-00000-00301** **Misfeldt Minor Addition** **135 La Vuelta Road**
(No Planner Assigned) Ridgeline: N/A

Request of William Cooper, architect for the owner, Jayme Lee Misfeldt, to consider Case No. 07BAR-00000-00301 for **conceptual review of an approximately 50 square foot minor addition.** The following structure currently exists on the parcel: residence under construction of approximately 4,687 square feet. The proposed project will not require grading. The property is a 17,010 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-010, located at **135 La Vuelta Road** in the Montecito area, First Supervisorial District.

14. **07BAR-00000-00296** **Morgan SFD As-Built Additions,
Den & Stairs** **1037 Monte Cristo Lane**
07CDP-00000-00120 (Eric Gage, Planner 568-2002) Ridgeline: N/A

Request of Arthur Morgan, agent for the owner, Alicia Morgan, to consider Case No. 07BAR-00000-00296 for **conceptual review of as-built additions, that include an approximately 90 square foot dining room addition, an approximately 32 square foot entry tower, an approximately 4 square foot hallway and door addition, an approximately 183 square foot enclosed patio (at the south end of the dwelling), an approximately 48 square foot remodel at the south end of the dwelling, an approximately 87 square foot tile roof, a spiral stair case at atrium, an approximately 851 square foot new floor area and bath at second floor, an approximately 79 square foot art room addition, an approximately 95 square foot tower, an approximately 122 square foot trellis, an arched wall, and parapet walls on east and west side of dwelling at second floor, to an existing single family dwelling and an approximately 87 square foot new stairs, an approximately 205 square foot den and an approximately 56 square foot deck addition.** The following structures currently exist on the parcel: residence of approximately 2,484 square feet, an approximately 980 square foot detached guesthouse and an approximately 1,146 square foot detached garage. The proposed project will not require grading. The property is a 11,761 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-282-021, located at **1037 Monte Cristo Lane** in the Montecito area, First Supervisorial District.