



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of November 21, 2005

3:00 P.M.

Revisions: Item #11, 04BAR-00000-00220 Lot 10 Sanders Co-Trust New Residence 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.

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 7, 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.

C-1.	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 on consent of a first and second story residential addition of approximately 2,966 square feet, conversion of a 460 square foot 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, 9/12/05, and 10/24/05)

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.

FINAL APPROVAL

1.	05BAR-00000-00145	Clark Addition and Remodel	1574
	Green Lane		
	05CDP-00000-00045 (Amy Trester, Planner 568-3116)		Ridgeline: N/A

Request of Peter Becker, architect for the owners, Randy and Amy Clark, to consider Case No. 05BAR-00000-00145 for **final approval of an addition of approximately 1,008 square feet consisting of new family room, laundry room, half bath and remodel of existing kitchen and portions of interior.** The following structures currently exist on the parcel: residence of approximately 3,286 square feet, guesthouse of approximately 634 square feet and garage of approximately 677 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-290-016, located at **1574 Green Lane** in the Montecito area, First Supervisorial District. (Continued from 6/20/05 and 9/12/05)

2.	05BAR-00000-00099	Marsted & Bermant Single Family Dwelling	660
	Orchard Avenue		
	05LUP-00000-00455 (Errin Briggs, Planner 568-2002)		Ridgeline: N/A/

Request of Peikert Group, architect for the owners, Melissa Marsted and Andrew Bermant to consider Case No. 05BAR-00000-00099 for **final approval of a new residence of approximately 2,014 square feet and garage of approximately 420 square feet.** The property is currently vacant. The proposed project will require approximately 40 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.17 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-013, located at **660 Orchard Avenue** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05 and 5/9/05)**

- Shuman Accessory**
3. **04BAR-00000-00187** **Structures and Addition** **990 Hot Springs Lane**
04LUP-00000-00745 (Mark Walter, Planner; 568-2852) Ridgeline: N/A

Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Shuman, to consider Case No. 04BAR-00000-00187 for **revised final approval of a new two-story accessory structure (artist studio) of approximately 511 square feet.** The revised structure would have an average height of 15 feet 5 inches. Development previously approved consists of a loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second floor balcony/terrace of approximately 72 square feet, pergola/trellis of approximately 282 square feet and extension of the existing terrace. The following structures currently exist on the parcel: residence of approximately 4,323 square feet and garage. The proposed project will require approximately 167 cubic yards of cut and approximately 278 cubic yards of fill. The property is a 1.29 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-013, located at **990 Hot Springs Lane** in the Montecito area, First Supervisorial District. **(Continued from 8/9/04, 1/24/05, 2/7/05, and 2/28/05)**

PRELIMINARY APPROVAL

4. **05BAR-00000-00237** **Lawarre Residence Addition/Remodel** **733 San Ysidro Lane**
05LUP-00000-01091 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

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, 11/07/05)**

CONCEPTUAL REVIEW

5. **05BAR-00000-00266** **Soloman Single Family Dwelling & Pool** **1782 Jelinda Drive**
05CDP-00000-00124 (no planner assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Lawrence Soloman, to consider Case No. 05BAR-00000-00266 for **conceptual review of a new residence/cabana/guest house of approximately 4,000 square feet.** The property is currently vacant. The proposed project will require approximately 1,250 cubic yards of cut and approximately

1,250 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District.

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

	Lufkin Single Family	
6.	05BAR-00000-00258	135 Pomar Lane
	Dwelling Addition and Remodel	Ridgeline: N/A
	05CDH-00000-00038 (Peter Lawson, Planner 568-2021)	

Request of Jim Zimmerman, architect for the owners, Peter and Francie Lufkin, to consider Case No. 05BAR-00000-00258 for **conceptual review of an addition to an existing residence, consisting of a first floor addition of approximately 346 square feet, a second floor addition of approximately 603 square feet, and a remodel of approximately 448 square feet. Also, a five foot wide and twenty-eight foot long bridge will be included as part of the project.** The following structures currently exist on the parcel: single family dwelling of approximately 2,815 square feet with attached garage of approximately 497 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **007-322-002**, located at **135 Pomar Lane** in the Montecito area, First Supervisorial District.

	O'Donnell Accessory Structures	
7.	05BAR-00000-00272	735
	Picacho Lane	Ridgeline: N/A
	05LUP-00000-01185(Errin Briggs, Planner 568-2047)	

Request of Peter Becker, architect for the owners, Pierce and Dawn O'Donnell, to consider Case No. 05BAR-00000-00272 for **conceptual review of pool house of approximately 927 square feet and accessory building of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 6,937 square feet. The proposed project will require approximately 312 cubic yards of cut and approximately 155 cubic yards of fill. The property is a 1.19 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-030, located at **735 Picacho Lane** in the Montecito area, First Supervisorial District.

	Holroyd Single Family Dwelling	
8.	05BAR-00000-00274	865 Buena
	Demolition/Rebuild	Ridgeline: N/A
	Vista Avenue	
	(no planner assigned)	

Request of Nils Holroyd, to consider Case No. 05BAR-00000-00274 for **conceptual review of demolition of existing residence and rebuild of new residence of approximately 4,500 square feet with attached garage of 340 square feet, detached garage of approximately 320 square feet, detached workshop of approximately 800 square feet, and pool.** The following structures currently exist on the parcel: residence of approximately 1,800 square feet and studio of approximately 700 square feet. The proposed project will require not require grading. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-060-007, located at **865 Buena Vista Avenue** in the Montecito area, First Supervisorial District.

**Coleman Single Family
Dwelling Addition**

9. 05BAR-00000-00276 **1554 Miramar**
Beach Road

05CDH-00000-00045 (no planner assigned)

Ridgeline: N/A

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **conceptual review of an addition of approximately 445 square feet to an existing residence**. The following structure currently exists on the parcel: residence of approximately 2,040 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 6,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-345-034, located at **1554 Miramar Beach 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.

**Wilson Single Family
Dwelling Addition**

10. 05BAR-00000-00273 **777**
Picacho Lane

(no planner assigned)

Ridgeline: N/A

Request of Sophie Calvin, agent for the owners Mr. and Mrs. Tony Wilson, to consider Case No. 05BAR-00000-00273 for **conceptual review of an addition of approximately 634 square feet with a covered loggia of approximately 295 square feet to an existing residence**. The following structure currently exists on the parcel: residence of approximately 2,800 square feet, detached garage of approximately 550 square feet, and accessory structure of approximately 600 square feet. The proposed project will not require grading. The property is a 1.0 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-027, located at **777 Picacho Lane** in the Montecito area, First Supervisorial District.

PRELIMINARY/FINAL APPROVAL

Lot 10 Sanders

11. 04BAR-00000-00220 **Co-Trust New Residence** **San Ysidro and San Leandro Lane**

05CDP-00000-00030 (Julie Harris, Planner 568-3518)

Ridgeline: N/A

Request of B3 Architects, architect for the owner, Richard W. Sanders, Co-Trustee, to consider Case No. 04BAR-00000-00220 for **preliminary/final approval of a new 4,008 square foot residence with 271 square feet of attached decks, two attached garages (438 square feet and 443 square feet) and a 273 square foot cabana**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.87 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-011, located at **the corner of San Ysidro Road and San Leandro Lane** in the Montecito area, First Supervisorial District. **(Continued 10/11/04, 6/20/05, and 7/11/05)**