



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: November 27, 2006
3:00 P.M.**

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

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

- 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.
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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 17, 2006, October 23, 2006, and November 13, 2006 will be considered.

parcel: residence with attached garage of approximately 3,886 square feet. No grading is proposed as a part of the project. The property is a 1.3 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-550-003, located at **354 Sheffield Drive** in the Montecito area, First Supervisorial District. (Continued from 4/10/06, 4/24/06, and 6/05/06)

PRELIMINARY APPROVAL

4. **06BAR-00000-00119** **Couples Retaining Wall** **1144 East Mountain Drive**
06CUP-00000-00024 (Daniel Gullett, Planner 568-2002) Ridgeline: Urban

Request of Greg Schmandt, agent for the owners, Mr. and Mrs. Couples, to consider Case No. 06BAR-00000-00119 for **preliminary/final approval of an as-built retaining wall approximately 90 feet in length and varying between 1.6 and 10.6 feet in height from the top of finished grade.** Construction of the retaining wall was authorized in January 2006 to protect existing structures under Emergency Permit 05EMP-00000-00028. The project required approximately 1,030 cubic yards of cut and approximately 1,030 cubic yards of fill. The following structures currently exist on the parcel: residence of approximately 12,000 square feet, detached garage of approximately 1,800 square feet, guest house of approximately 1,800 square feet, and studio of approximately 450 square feet. The property is a 5.28 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-250-015, located at **1144 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/10/06 and 9/25/06)

5. **06BAR-00000-00243** **Knall Single Family Dwelling**
Addition and Interior Remodel **820 Oak Grove Drive**
06LUP-00000-00899 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Becker Construction, agent for the owners, Dave and Anne Knall, to consider Case No. 06BAR-00000-00243 for **preliminary approval of an addition of approximately 557 square feet and interior remodel to existing residence.** The following structures currently exist on the parcel: residence of approximately 1,820 square feet with detached garage/office of approximately 825 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-032, located at **820 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Continued from 10/17/06)

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

6. **06BAR-00000-00173** **Mathews Garage**
Conversion and New Garage **1100 East Mountain Drive**
06LUP-00000-00897 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban

Request of Joaquin Ornelas, agent for the owner, Dr. Barbara Mathews, to consider Case No. 06BAR-00000-00173 for **preliminary approval of remodel/conversion of existing 3-car garage of approximately 1,080 square feet to a great room, and construction of a new 3-car garage of 800 square feet with a detached 226 square foot storage room. The proposed new structures will both be detached from the existing residence.** The following structures currently exist on the parcel: residence of approximately 8,500 square feet and pool house/guesthouse of approximately 1,600 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 4.35 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-250-021, located at **1100 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 10/23/06)

The Representatives of the following items should be in attendance at this MBAR Meeting by 5:00 P.M.

- 11. 06BAR-00000-00268 Dishion Demolition/Rebuild Garage and Single Family Dwelling Addition 565 Para Grande Lane**
06LUP-00000-01003 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban
- Request of Sam Holroyd, agent for the owners, Mr. and Mrs. Dishion, to consider Case No. 06BAR-00000-00268 for **conceptual review of a new attached 2-car garage with bedroom, bath, closet, and second bedroom above.** The following structures currently exist on the parcel: residence of approximately 2,296 square feet with an attached 2-car garage of approximately 350 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 0.82 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-018, located at **565 Para Grande Lane** in the Montecito area, First Supervisorial District.
- 12. 06BAR-00000-00272 dePonce Single Family Dwelling Addition 434 Pimiento Lane**
06LUP-00000-01008 (Jim Heaton, Planner 568-2516) Ridgeline: N/A
- Request of Tom Ochsner, architect for the owners, Louis and Sue dePonce, to consider Case No. 06BAR-00000-00272 for **conceptual review of an addition of approximately 1,300 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 2,307 square feet. The proposed project will not require grading. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-060, located at **434 Pimiento Lane** in the Montecito area, First Supervisorial District.
- 13. 06BAR-00000-00273 Freston Single Family Dwelling Addition/Remodel 2300 Bella Vista Drive**
(no planner assigned) Ridgeline: Rural
- Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, to consider Case No. 06BAR-00000-00273 for **conceptual review of the renovation, remodel, and addition of approximately 527 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 7,389 square feet with attached garage of approximately 658 square feet, and structure of approximately 2,500 square feet, which includes a guest house (above) of approximately 800 square feet and garage/storage (below) of approximately 1,700 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District.
- 14. 06BAR-00000-00276 Hann Single Family Dwelling Addition/Remodel 974 Chelham Way**
06LUP-00000-01005 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A
- Request of Peter Becker, architect for the owners, Robert and Cindy Hann, to consider Case No. 06BAR-00000-00276 for **conceptual review of a first floor addition of approximately 488 square feet, second floor addition of approximately 1,010, and remodel of approximately 327 square feet to existing residence, and new attached 2-car garage of approximately 545 square feet.** The following structures currently exist on the parcel: residence of approximately 1,425 square feet. The proposed project will require approximately 6 cubic yards of cut and approximately 426 cubic yards of fill. The property is a 12,197 square foot parcel zoned 7-R-1

