



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: December 3, 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 19, 2007 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. | 07BAR-00000-00038
07LUP-00000-00204 | Hedrick Single Family Dwelling and Cabana
(J. Ritterbeck, Planner 568-3509) | 302 Ennisbrook Drive
Ridgeline: Urban |
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Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **final approval on consent of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 950 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District. (Continued from 3/26/07, 9/24/07 & 10/22/07.)

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

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| 1. | 07BAR-00000-00280
07LUP-00000-00738 | Stoll Landscaping Spa, Pond & Pool Equipment
(Nicole Mashore, Planner 884-8068) | 1481 Mountain Drive
Ridgeline: N/A |
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Request of Todd Bebb, agent for the owners, Robert and Meghan Stoll, to consider Case No. 07BAR-00000-00280 for **final approval of landscaping, spa, pond & pool equipment.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet with an attached garage of approximately 700 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/05/07.)

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| 2. | 07BAR-00000-00209
07CDH-00000-00024 | Gaba Single Family Dwelling Addition/Cabana
(Holly Bradbury, Planner 568-3577) | 1060 Channel Drive
Ridgeline: N/A |
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Request of Tom Ochsner, architect for the owner, Hal Gaba, to consider Case No. 07BAR-00000-00209 for **preliminary/final approval of a remodel of approximately 2,800 square feet and an addition of approximately 1,582 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,320 square feet with detached garage of approximately 796 square feet, basement of approximately 307 square feet, guesthouse of approximately 800 square feet, and BBQ pavilion of approximately 365 square

feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/13/07.)

- Webb Single Family Dwelling**
3. **07BAR-00000-00150 Addition/Remodel, Garage, Cabana 1368 E. Mountain Drive**
07LUP-00000-00422 (Sarah Clark, Planner 568-2059) Ridgeline: Urban

Request of Tom Ochsner, architect for the owner, Robert Webb, to consider Case No. 07BAR-00000-00150 for **final approval of a first floor addition of approximately 345 square feet and second floor addition of approximately 1,999 square feet to the existing residence, conversion of the existing garage to habitable space, new detached garage of approximately 800 square feet, cabana of approximately 569 square feet, and retaining walls ranging from 2 to 8 feet, storage room of approximately 50 square feet, and shop of approximately 199 square feet.** The following structures currently exist on the parcel: residence of approximately 6,612 square feet with an attached garage of approximately 980 square feet. The proposed project will require approximately 950 cubic yards of cut and approximately 1,200 cubic yards of fill. The property is a 4.99 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-050-075, located at **1368 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 7/02/07 and 10/22/07.)

CONCEPTUAL REVIEW

4. **07BAR-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road**
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **further conceptual review of a new two-story residence of approximately 2,736 square feet with an attached garage of approximately 787 square feet, exterior decks of approximately 212 square feet and basement of approximately 690 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675 Romero Canyon Road)** in the Montecito area, First Supervisorial District. (Continued from 7/02/07, 7/16/07, 10/8/07 and 11/05/07.)

5. **07BAR-00000-00303 Crane School SFD Addition 1841 San Leandro Lane**
07SCD-00000-00051 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Stephanie Diaz, architect for the owner, Crane School, to consider Case No. 07BAR-00000-00303 for **conceptual review of an addition of approximately 404 square feet to an existing residence.** The following structure currently exists on the parcel: Crane School of approximately 996 square feet, a gate house of approximately 650 square feet, a one-car garage of approximately 230 square feet and a four-car garage of approximately 841 square feet. The proposed project will not require grading. The property is a 1.57 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-040, located at **1841 San Leandro Lane** 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.

6. **07BAR-00000-00306** **Lindsey New Single Family Dwelling** **2535 Sycamore Canyon Road**
(No Planner Assigned) Ridgeline: N/A

Request of Thiep Cung (Warner Group Architects), architect for the owner, Joan and Jim Lindsey, to consider Case No. 07BAR-00000-00306 for **conceptual review of a new two-story residence of approximately 17,269 square feet, a pool cabana of approximately 760 square feet and a detached garage of approximately 800 square feet.** The following structures currently exist on the parcel: Detached residential second unit of approximately 996 square feet, a gate house of approximately 650 square feet, a one-car garage of approximately 230 square feet and a four-car garage of approximately 841 square feet. The proposed project will require approximately 2565 cubic yards of cut and no fill. The property is a 16.44 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-072, located at **2535 Sycamore Canyon Road** in the Montecito area, First Supervisorial District.

7. **07BAR-00000-00297** **Nigro Addition & Cabana** **210 Butterfly Lane**
(No Planner Assigned) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00297 for **conceptual review of an addition to an existing single family residence of approximately 1,622 square feet and a detached pool cabana of approximately 354 square feet.** The following structures currently exist on the parcel: Single family residence of approximately 2,363 square feet and a detached garage of approximately 707 square feet. The proposed project will require approximately 700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 38,077 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-038, located at **210 Butterfly Lane** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

8. **01BAR-00000-00272** **Westmont College – Phase 1 Development and Overall Master Plan** **955 La Paz Road**
90CP-096 RV01 (Alex Tuttle, Planner 884-6844) Ridgeline: Urban

Request of Laurel Perez, agent for the owner, Westmont College, to consider Case No. 01BAR-00000-00272 for **preliminary approval of the proposed Master Plan, including all Phase I improvements.** Fifty-two structures currently exist on the campus providing facilities for academic, athletic, administration, maintenance/storage, and residential functions totaling approximately 378,508 gross square feet. The property is a 111 acre parcel zoned 1-E-1 and 2-E-1 and shown as Assessor's Parcel Numbers 013-050-018, 013-060-004, -005, -006, 013-080-004, -005, -007, 013-090-004, and -041, located at **955 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 4/19/02, 8/23/04, 4/24/06, 5/08/06, 5/22/06, 5/30/06, 9/11/06 and 9/25/06.)