



COUNTY OF SANTA BARBARA

REVISED AGENDA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA and SITE VISIT

Meeting of December 5, 2005

3:00 P.M.

**Revision: Item #C-5, 05BAR-00000-00036, Biltmore Hotel Addition and Remodel:
Building U, has been added to the consent agenda**

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

Santa Barbara County
Montecito Community Hall &
1469 East Valley Road
Santa Barbara, California 93108
(805) 568-2000

- 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. 8 – Coleman SFD Addition - 1554 Miramar Beach Road

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 21, 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. 05BAR-00000-00253 Van Sicklen Setback Modification 544 San Ysidro Road

05TPM-00000-00007 (Alex Tuttle, Planner 884-6844) Ridgeline: N/A

Request of the owner, Douglas Van Sicklen, to consider Case No. 05BAR-00000-00253 for **final approval on consent of a setback modification for an as-built addition of approximately 150 square feet to an existing duplex.** The following structure currently exists on the parcel: duplex of approximately 2,600 square feet. The proposed project will not require grading. The property is an approximately 10,383 square foot acre parcel zoned 7-R-2 and shown as Assessor's Parcel Number 001-200-059, located at **544 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 10/24/05)**

Lot 10 Sanders

C-2. 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 **final approval on consent of a new 4,090 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, 7/11/05, and 11/21/05)**

C-3. 05BAR-00000-00022 Our Lady of Mount Carmel Church 1300 East Valley Road

05LUP-00000-01187 (Joddi Leipner, Planner 568-2514) Ridgeline: N/A

Request of Tom Kress, architect for Father Maurice O'Mahony, to consider Case No. 05BAR00000-00022 for **preliminary/final approval on consent of an 8 foot high garden wall, refuse enclosure with gates of approximately 455 square feet and Marian sculpture shrine enclosure of approximately 256 square feet.** The property is a 4.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-172-001, located at **1300 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05, 6/20/05, 7/11/05, 7/25/05, and 8/8/05)**

Becker Garage Addition/Alteration,

C-4. 04BAR-00000-00207 Cabana, Pool, Spa and Landscaping 2281 Featherhill Road

04LUP-00000-00826 (Dan Nemechek, Planner, 568-2516) Ridgeline: Urban

Request of Chris Dentzel, architect for the owners, Darrell and Sally Becker, to consider Case No. 04BAR-00000-00207 for **revised final approval on consent of additions and alterations to a residence and garage, demolition of an existing pool, construction**

of a new pool, spa and related landscaping, construction of a new pool cabana of approximately 489 square feet, new entry gate and walls. Net additions would consist of approximately 311 square feet to the residence and approximately 287 square feet to the garage. The following structures currently exist on the parcel: a residence of approximately 3,174 square feet and garage of approximately 364 square feet. The proposed project will require approximately 122 cubic yards of cut and fill. The property is a 0.9 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-212-006, located at **2281 Featherhill Road** in the Montecito area, First Supervisorial District. **(Continued from 9/27/04, 10/25/04)**

C-5.	<u>05BAR-00000-00036</u>	Biltmore Hotel Addition & Remodel: Building U	1260 Channel Drive
	05CDP-00001-00064 (Julie Harris, Planner 568-3518)		Ridgeline: N/A

Request of Thomas Bollay, architect for the owners, BB Properties, to consider Case No. 05BAR-00000-00036 for **revised final approval on consent of a 529 square foot addition to and remodel of Building U.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will require approximately 50 cubic yards of cut and approximately no fill. The property is a 12.32 acre parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05 and 7/11/05)**

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE: Lisa Plowman, Deputy Director, Comprehensive Planning will be providing an update on the December 15, 2005 Planning Commission workshop on Principles of Sustainable Development.

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

PRELIMINARY APPROVAL

1.	<u>05BAR-00000-00205</u>	Entezari Gate/Gate Post	469 Hot Springs Road
	05CUP-00000-00047 (Lisa Hosale, Planner 568-2007)		Ridgeline: N/A

Request of Chris Dentzel, architect for the owner, Vahid Entezari, to consider Case No. 05BAR-00000-00205 for **preliminary approval of two as-built 9 foot high entry gates, gateposts, and walls and relocation of the northern entry gate.** The following structures currently exist on the parcel: residence and garage. The property is a 0.79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-040-006, located at **469 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued 8/22/05, 9/12/05, and 9/26/05)**

CONCEPTUAL REVIEW

2.	<u>05BAR-00000-00263</u>	Thomas Addition	655 Romero Canyon Road
	05LUP-00000-01182 (Lisa Martin, Planner 568-2032)		Ridgeline: N/A

Request of William Cooper, architect for the owners, David Thomas, to consider Case No. 05BAR-00000-00263 for **further conceptual review of an addition of approximately 606 square feet, conversion of a 350 square foot portion of the existing garage to habitable space, and a 300 square foot garage addition.** The following structures currently exist on the parcel: residence of 1,426 square feet with an attached garage of approximately 513 square feet. The proposed project will not require grading. The property is a 0.20 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-005, located at **655 Romero Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 11/07/05)**

3. **05BAR-00000-00047** **Johnson New Garage,
Study/Workshop with Deck** **31 Humphrey Road**
05CDH-00000-00011 (Dan Nemechek, Planner 568-2516) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Jack and Kim Johnson, to consider Case No. 05BAR-00000-00047 for **further conceptual review of a new three car garage of approximately 781 (gross) square feet, and an attached study/workshop of approximately 492 square foot (gross) located above, with an upper level deck of approximately 199 square foot (gross).** The following structures currently exist on the parcel: one two story residence of approximately 2,081 square feet and 81 square foot pump house. The property is a 0.48 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-006, located at **31 Humphrey Road** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05 and 4/11/05)**

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

4. **05BAR-00000-00283** **Thomas Addition and Interior Remodel** **118 Pomar Lane**
05CDP-00000-00129 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Thomas, to consider Case No. 05BAR-00000-00283 for **conceptual review of a first floor and second floor additions totaling approximately 591 square feet. Interior alterations are also being proposed.** The following structures currently exist on the parcel: one two story residence of approximately 2,998 square feet, detached two-car garage of approximately 415 square feet, and accessory room of approximately 219 square feet. The proposed project will not require grading. The property is a 0.79 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-333-002, located at **118 Pomar Lane** in the Montecito area, First Supervisorial District.

5. **05BAR-00000-00287** **Walsh Addition** **1225 East Mountain Drive**
(Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Robert Pester, architect for the owner, Tim Walsh, to consider Case No. 05BAR-00000-00287 for **conceptual review for a remodel and residential addition of approximately 1,732 square feet and attached garage of approximately 866 square feet.** The following structures currently exist on the parcel: residence of approximately 2,840 square feet and carport of approximately 450 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 0.79 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-001, located at **1225 East Mountain Drive** in the Montecito area, First Supervisorial District.

6. 05BAR-00000-00285 Delorenzo Addition 1379 School House Road

05LUP-00000-01241 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jason Grant, agent for the owner, John Delorenzo, to consider Case No. 05BAR-00000-00285 for **conceptual review of an addition of a master bathroom of approximately 230 square feet and a family room addition of approximately 28 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,894 square feet and detached garage of 506 square feet. The proposed project will not require grading. The property is a 34,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-070-025, located at **1379 School House Road** in the Montecito area, First Supervisorial District.

7. 05BAR-00000-00286 Stoll Pool Cabana 1481 East Mountain Drive

(no planner assigned) Ridgeline: N/A

Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **conceptual review of a new pool house/cabana of approximately 800 square feet and a 4 foot retaining wall.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet. The proposed project will require no cut and approximately 750 cubic yards of 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 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.

8. 05BAR-00000-00276 Coleman Single Family Dwelling Remodel and Addition 1554 Miramar Beach Road

05CDH-00000-00045 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Meaney, architect for the owners Victor and Wendy Coleman, to consider Case No. 05BAR-00000-00276 for **further conceptual review of a complete remodel and 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. **(Continued from 11/21/05)**