



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: December 11, 2006
3:00 P.M.**

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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Site Visit - 2:00 P.M.

View Story Poles for Item No. 4 – Stewart/Kahmann SFD Demo/Rebuild – 90 Butterfly Lane

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 13, 2006 and November 27, 2006 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. 06BAR-00000-00198 Askari Covered Patio Addition,
Entry Remodel, and Exterior Remodel 1084 Golf Road**
06LUP-00000-00710 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Braden Sterling, architect for the owner, Tannaz Askari, to consider Case No. 06BAR-00000-00198 for **preliminary/final approval on consent of a covered patio addition of approximately 532 square feet, entry remodel, and new exterior colors and material.** The proposed project will not require grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 9/25/06, and 10/09/06)

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. 06BAR-00000-00084 Debin/Kieler Single Family Dwelling
Addition/Interior and Deck Remodel 651 Para Grande Lane**
06LUP-00000-00323 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Peter Becker, architect for the owners, David Debin and Berna Kieler, to consider Case No. 06BAR-00000-00084 for **revised final approval of a remodel of 475 square feet and an addition of 334 square feet to existing residence, and deck remodel of approximately 375 square feet.** The following structure currently exists on the parcel: residence of approximately 1,985 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 0.51 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-011, located at 651 Para Grande Lane in the Montecito area, First Supervisorial District. (Continued from 5/8/06, 6/05/06, and 7/10/06)

- 2. 06BAR-00000-00230 Ramsey Single Family Residence Demo/
Rebuild, Cabana, Pool, and Garage 580 Para Grande Lane**
06LUP-00000-00812 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Tony Ramsey, to consider Case No. 06BAR-00000-00230 for **final approval of a new residence of approximately 4,536 square feet with attached garage of approximately 483 square feet, and new cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,610 square feet and two sheds (all to be demolished). The proposed project will require approximately 295 square feet of cut and approximately 189 square feet of fill. The property is a 1.25 (gross) acre parcel zoned 2-E-1 and shown as

Assessor's Parcel Number 011-180-006, located at **580 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 10/09/06 and 11/13/06)

PRELIMINARY APPROVAL

3. **06BAR-00000-00246 Eltinge Garage 605 Juan Crespi Lane**
06LUP-00000-00886 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Victor Schumacher, architect for the owners, Andrea Eltinge and Dana Newquist, to consider Case No. 06BAR-00000-00246 for **preliminary approval of an attached garage of approximately 400 square feet connected with a vestibule of approximately 40 square feet**. The following structures currently exist on the parcel: residence of approximately 4,493 square feet with attached garage of approximately 763 square feet. The proposed project will not require grading. The property is a 41,000 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-038, located at **605 Juan Crespi Lane** in the Montecito area, First Supervisorial District. (Continued from 10/17/06)

4. **06BAR-00000-00256 Stewart/Kahmann Single Family Dwelling Demo/Rebuild 90 Butterfly Lane**
06CDP-00000-00115 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of William Cooper, architect for the owner, Andria Kahmann, to consider Case No. 06BAR-00000-00256 for **preliminary approval of a new residence of approximately 2,613 square feet with attached garage of approximately 462 square feet**. The following structures currently exist on the parcel: residence of approximately 1,445 square feet (to be demolished) and carport of approximately 114 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-001, located at **90 Butterfly Lane** in the Montecito area, First Supervisorial District. (Continued from 11/13/06 and 11/27/06)

5. **06BAR-00000-00168 Coral Casino Ballroom Seawall 1281 Channel Drive**
06CDP-00000-00079 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, Ty Warner Hotels and Resorts, LLC, to consider Case No. 06BAR-00000-00168 for **revised preliminary/revised final approval of approximately 634 linear feet of seawall, replacement of damaged stairway, and installation of new stairway**. The following structures currently exist on the parcel: Coral Casino Beach and Cabana Club and the seawall. The proposed project will require approximately 2,300 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 3.29 acre parcel zoned C-V/REC and shown as Assessor's Parcel Number 009-353-015, located at **1281 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 8/07/06 and 9/25/06)

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

6. **06BAR-00000-00083 Slater Single Family Dwelling & Cabana 303 Meadowbrook Drive**
06LUP-00000-00934 (Selena Buoni, Planner 568-2910) Ridgeline: Urban

Request of Dawn Sherry, agent/architect for the owners, Scott and Margaret Slater, to consider Case No. 06BAR-00000-00083 for **preliminary approval of a new two-story residence of approximately 4,885 square feet (net), with a 800 square foot (net) attached garage and a 600 square foot (net) attached pool cabana below the garage**. The lot is currently

vacant. The proposed project will require approximately 331 cubic yards of cut and approximately 50 cubic yards of fill, and no trees are proposed to be removed. The property is a 1.37 acre parcel zoned PRD and shown as Assessor's Parcel Number 007-530-012, located at 303 Meadowbrook Drive in the Montecito area, First Supervisorial District. (Continued from 5/08/06)

7. **06BAR-00000-00106 Willow Trust Realty Project 1585 Las Tunas Road**
06LUP-00000-00558 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Douglas Beard, architect for the owners, Brett Matthews and Ginger Salazar, to consider Case No. 06BAR-00000-00106 for **preliminary/final approval of a new 3,378 square foot addition to an existing 7,763 square foot residence, remodel of 3,782 square feet of the existing residence, a new 477 square foot gate/storage and "retreat" structure, which is technically two accessory structures attached by a common wall, a new 800 square foot guesthouse and covered patio with a new 96 square foot storage structure, a new 410 square foot cabana with outdoor shower, a new 70 square foot enclosure for a new generator, a new 432 square foot trellis, miscellaneous retaining and decorative walls, hardscape and landscaping, and demolition of an existing shed, sauna and fire pit.** The following structures currently exist on the parcel: residence of approximately 7,735 square feet with attached garage of approximately 570 square feet, tool shed of approximately 276 square feet, and sauna of approximately 117 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 2.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-003, located at **1585 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 5/22/06 and 8/21/06)

CONCEPTUAL REVIEW

8. **06BAR-00000-00266 Koegel Garage and Artist Studio 623 Hot Springs Road**
06LUP-00000-00944 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Robert and Lynn Koegel, to consider Case No. 06BAR-00000-00266 for **conceptual review of a two-story building, including a 1st floor garage of approximately 628 square feet, 2nd floor workshop of approximately 591 square feet, driveway modification, 6 foot tall retaining wall and grading including 210 cubic yards of cut.** The following structures currently exist on the parcel: residence of approximately 2,759 square feet with attached garage of approximately 579 square feet, and guest house of approximately 607 square feet. The proposed project will require approximately 210 cubic yards of cut and no fill. The property is a 1.03 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-013, located at **623 Hot Springs Road** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00288 Schaeman Garage Conversion, New Garage, Fireplace, Fountain, BBQ 1445 Mountain Drive**
(no planner assigned) Ridgeline: N/A

Request of Richard Redmond, architect for the owners, Michael and Jessica Schaeman, to consider Case No. 06BAR-00000-00288 for **conceptual review of conversion of existing garage to two bedrooms and two bathrooms, new detached 3-car garage of approximately 785 net square feet, and new outdoor fireplace, barbeque, and fountain.** The following structures currently exist on the parcel: residence of approximately 4,498 net square feet with attached garage of approximately 697 net square feet. The proposed project will require approximately 32 cubic yards of cut and approximately 32 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1

and shown as Assessor's Parcel Number 011-100-029, located at **1445 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.

- 10. 06BAR-00000-00212 Brownell Demolition/Rebuild Single Family Dwelling and New Studio 618 Orchard Avenue**
06LUP-00000-01007 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Dale S. Pekarek, agent for the owner, Peter S. Brownell, to consider Case No. 06BAR-00000-00212 for **further conceptual review of new two-story residence of approximately 2,223 with attached 2-car garage of approximately 360 square feet, and new playhouse accessory structure of approximately 360 square feet.** The following structures currently exist on the parcel: unpermitted residence of approximately 850 square feet (to be demolished). The proposed project will not require grading. The property is a 0.17 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-162-020, located at **618 Orchard Avenue** in the Montecito area, First Supervisorial District. (Continued from 9/25/06)

- 11. 06BAR-00000-00289 Sewall Single Family Dwelling Addition, 768 Ayala Lane**
06LUP-00000-01038 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Jock Sewall, owner, to consider Case No. 06BAR-00000-00289 for **conceptual review of an addition of approximately 996 square feet to existing residence, trellis of approximately 1,690 square feet, screened porch of approximately 338 square feet, and partial demolition to existing accessory structure, reducing it to approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 2,500 square feet, artist studio of approximately 1,000 square feet, and storage shed/carport of approximately 600 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District.

PRELIMINARY APPROVAL

- 12. 05BAR-00000-00301 Larson New Single Family Dwelling/ Garage/Grading 1355 Oak Creek Canyon Road (Lot 2)**
06LUP-00000-00248 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Jock Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **preliminary approval of a new residence of approximately 6,500 square feet with attached garage of approximately 794 square feet, and new guest house of approximately 800 square feet.** The property is currently vacant. The proposed project will require approximately 1,460 cubic yards of cut and approximately 1,680 cubic yards of fill. The property is a 5.7 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 011-280-023, located at **1355 Oak Creek Canyon Road (Lot 2)** in the Montecito area, First Supervisorial District. (Continued from 1/9/06, 1/23/06, 2/27/06, and 5/08/06)