



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

**Meeting Date: December 17, 2007  
3:00 P.M.**

Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzell	Jason Moore	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
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.

**Site Visit - 2:00 P.M.**

**View Story Poles for Item No. 3 – Grafton/Humphrey Single Family Dwelling and Guesthouse – 857 Picacho 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 December 3, 2007 will be considered.

IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS:

V. 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. | <b>07BAR-00000-00262</b><br>07CDP-00000-00107 | <b>Daniel Single Family</b><br><b>Dwelling Addition, Garage, Deck</b><br>(Amy Trester, Planner 568-3116) | <b>1526 San Leandro Lane</b><br>Ridgeline: N/A |
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Request of Sophie Calvin, agent for the owner, Mrs. Anne Daniel, to consider Case No. 07BAR-00000-00262 for **final approval of an addition of approximately 484 square feet to the existing residence; new detached 2-car garage of approximately 508 square feet; and deck of approximately 79 square feet.** The following structures currently exist on the parcel: residence of approximately 2,632 square feet with a detached 1-car garage of approximately 315 square feet (to be demolished). The proposed project will not require grading. The property is a 0.39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-015, located at **1526 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 10/22/07 and 11/19/07.)

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| 2. | <b>07BAR-00000-00173</b><br>07LUP-00000-00455 | <b>Bissell Single Family</b><br><b>Dwelling, Garage, Cabana</b><br>(Sarah Clark, Planner 568-2059) | <b>1119 Alston Road</b><br>Ridgeline: N/A |
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Request of Glen Deisler, Harrison Design Associates, architect for the owner, Joseph Bissell, to consider Case No. 07BAR-00000-00173 for **final approval of a new two-story residence of approximately 5,394 square feet with an attached 3-car garage of approximately 798 square feet; cabana of approximately 769 square feet; garden structure of approximately 93 square feet; covered terrace of approximately 807 square feet; site and retaining walls; and entry gate six feet in height with pillars seven feet in height.** The lot is currently vacant. The proposed project will require no cut and approximately 250 cubic yards of fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-101-011, located at **1119 Alston Road** in the Montecito area, First Supervisorial District. (Continued from 8/13/07, 10/08/07, 11/05/07 and 11/19/07.)

**PRELIMINARY APPROVAL**

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| 3. | <b>07BAR-00000-00124</b><br>07LUP-00000-00497 | <b>Grafton/Humphrey Single Family</b><br><b>Dwelling and Guesthouse</b><br>(Nicole Mashore, Planner 568-8068) | <b>857 Picacho Lane</b><br>Ridgeline: N/A |
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Request of Jeremy Roberts, architect for the owners, Sue Grafton and Steve Humphrey, to consider Case No. 07BAR-00000-00124 for **preliminary approval of a new two-story residence of approximately 5,790 square feet with a basement of approximately 700 square feet; a detached garage of approximately 788 square feet with guesthouse of**



guesthouse of approximately 543 square feet. The proposed project will require approximately 3,000 cubic yards of cut and fill. The property is a 1.22 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-040-009, located at **700 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/19/07.)

7. **07BAR-00000-00317** **Nigro New SFD/Cabana/  
Gatehouse/Shed** **1664 East Valley Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Michael Stroh, architect for the owner, James Nigro, to consider Case No. 07BAR-00000-00317 for **conceptual review of a new two-story residence of approximately 6,521 square feet (proposed 2,868 square foot first floor and 3,653 square foot second floor) with an attached garage of approximately 902 square feet; a pool cabana of approximately 766 square feet; a gatehouse of approximately 87 square feet; and a gardener shed of approximately 373 square feet.** There are currently no existing structures on the parcel. The proposed project will require approximately 350 cubic yards of cut and 350 cubic yards of fill. The property is a 3.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-045, located at **1664 East Valley Road** in the Montecito area, First Supervisorial District.

8. **07BAR-00000-00318** **Dougherty Second  
Floor Addition** **588 Paso Robles Drive**  
(No Planner Assigned) Ridgeline: N/A

Request of Chris Dentzel, architect for the owners, Suzanne and Stephen Dougherty, to consider Case No. 07BAR-00000-00318 for **conceptual review of a new second story addition of approximately 921 square feet.** The following structures currently exist on the parcel: residence of approximately 2,321 square feet, detached garage of approximately 380 square feet and a detached guest house of approximately 539 square feet. The proposed project will not require grading. The property is a 15,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-141-014, located at **588 Paso Robles Drive** in the Montecito area, First Supervisorial District.

9. **07BAR-00000-00175** **Miramar Hotel** **1555 South Jameson Lane**  
(Michelle Gibbs, Planner 568-3508) Ridgeline: N/A

Request of Caruso BSC Miramar LLC, owner, to consider Case No. 07BAR-00000-00175 for **conceptual review of the redevelopment of the Miramar Hotel with all new buildings of approximately 397,925 gross (169,293 net) square feet, including a main building with a lobby, meeting rooms and conference facilities, back-of-house areas and underground parking, 202 guest rooms, two restaurants and a beach bar, pools, landscape, new 10-foot high sound wall, four employee dwellings, abandonment of the north-south segment of Miramar Avenue and relocation of a private access easement.** The following structure currently exists on the parcel: Miramar Hotel (all buildings and structures to be demolished). The proposed project will require approximately 42,000 cubic yards of cut and approximately 39,000 cubic yards of fill. The property consists of 15.99 total acres (15.77 net acres) zoned C-V and shown as Assessor's Parcel Numbers 009-371-004, -003, 009-372-001, and 009-333-010, located at **1555 S. Jameson Lane** in the Montecito area, First Supervisorial District. (Continued from 7/30/07 and 9/10/07.)