



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA Meeting of December 19, 2005

3:00 P.M.

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.
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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 10, 2005 (Joint MBAR/HLAC Special Meeting) and December 5, 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-00000-00263**
Romero Canyon Road

Thomas Addition

655

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 **preliminary and final approval on consent of an addition of approximately 570 square feet, a 36 square foot covered entry, a 112 square foot covered porch, 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 approximately 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 and 12/05/05)**

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 3:10 P. M.

FINAL APPROVAL

1. **04BAR-00000-00187** **Shuman Accessory Structures and Addition** **990 Hot Springs Lane**
04LUP-00000-00745 (Mark Walter, Planner; 568-2852) Ridgeline: N/A

Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Shuman, to consider Case No. 04BAR-00000-00187 for **revised final approval of a new two-story accessory structure (artist studio) of approximately 511 square feet. The revised structure would have an average height of 15 feet 5 inches. Development previously approved consists of a loggia of approximately 546 square feet, first and second floor residence additions of approximately 420 square feet, second floor balcony/terrace of approximately 72 square feet, pergola/trellis of approximately 282 square feet and extension of the existing terrace.** The following structures currently exist on the parcel: residence of approximately 4,323 square feet and garage. The proposed project will require approximately 167 cubic yards of cut and approximately 278 cubic yards of fill. The property is a 1.29 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-013, located at **990 Hot Springs Lane** in the Montecito area, First Supervisorial District. **(Continued from 8/9/04, 1/24/05, 2/7/05, 2/28/05, and 11/21/05)**

PRELIMINARY APPROVAL

- 2. 05BAR-00000-00242 Hughes Single Family Dwelling Addition/Cabana**
773 Park Lane
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- 05LUP-00000-01106 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Bernard Austin, agent for the owner, David Huges, to consider Case No. 05BAR-00000-00242 for **preliminary/final approval of a new addition of approximately 930 square feet and a new cabana of approximately 767 square feet.** The following structures currently exist on the parcel: residence of approximately 3,676 square feet. The proposed project will require approximately 44 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-019, located at **773 Park Lane** in the Montecito area, First Supervisorial District. **(Continued from 10/24/05)**
- 3. 05BAR-00000-00179 Thomas Addition 260**
Dawlish Place
-
- 05LUP-00000-00805 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Tai Yeh, architect for the owners, Michael and Kim Thomas, to consider Case No. 05BAR-00000-00179 for **revised preliminary/final approval of a first floor addition of approximately 786 square feet, and new garage of approximately 380 square feet.** The following structures currently exist on the parcel: residence of approximately 1,386 square feet and garage of approximately 356 square feet. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-131-012, located at **260 Dawlish Place** in the Montecito area, First Supervisorial District. **(Continued from 7/25/05 and 8/22/05)**
- 4. 05BAR-00000-00163 LaWarre Addition and Remodel and Accessory Structure**
1130 Channel Drive
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- 05CDH-00000-00029 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
- Request of Vadim M. Hsu, architect for the owner, William LaWarre, to consider Case No. 05BAR-00000-00163 for **preliminary/final approval of a residential addition of approximately 738 square feet, addition of an 800 square foot accessory structure, and remodel of approximately 1,000 square feet.** The following structures currently exist on the parcel: residence of approximately 1,402 square feet and detached 2 car garage of approximately 620 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-015, located at 1130 Channel Drive in the Montecito area, First Supervisorial District. **(Continued from 7/11/05 and 7/25/05)**
- 5. 05BAR-00000-00252 Hortenstine Remodel, Addition and Loggia Addition 1235 East**
Mountain Drive
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- 05LUP-00000-01120 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A
- Request of Everett J. Woody, agent for the owner, Henry Hortenstine, to consider Case No. 05BAR-00000-00252 for **preliminary approval of an interior remodel, addition of approximately 326 square feet, and loggia addition of approximately 580 square**

feet to an existing residence. The following structures currently exist on the parcel: residence of approximately 3,741 square feet and pool house of approximately 714 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-013, located at **1235 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 11/07/05)**

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

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| 6. | 05BAR-00000-00243 | Larsen Demolition/Rebuild
Single Family Dwelling | 790 |
| Lilac Drive | | | |
| | | 05LUP-00000-01246 (Lisa Martin, Planner 568-2032) | Ridgeline: N/A |
| Request of Sven Larsen, architect for the owners, Nils Larsen and Sven Larsen, to consider Case No. 05BAR-00000-00243 for preliminary approval of a new residence of approximately 3,950 square feet and demolition of the existing residence. The following structures currently exist on the parcel: residence of approximately 1,875 square feet and carport of approximately 400 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-012, located at 790 Lilac Drive in the Montecito area, First Supervisorial District. (Continued from 10/24/05) | | | |
| 7. | 05BAR-00000-00261 | Schneider Artist Studio | 751 Buena |
| Vista Avenue | | | |
| | | 05LUP-00000-01153 (Holly Bradbury, Planner 568-3577) | Ridgeline: N/A |
| Request of Chris Dentzel, architect for the owners, Larry and Margi Schneider, to consider Case No. 05BAR-00000-00261 for preliminary approval of an addition of a new artist studio of approximately 791 square feet atop an existing garage of approximately 840 square feet. The following structures currently exist on the parcel: residence of approximately 6,500 square feet, garage of approximately 840 square feet, second garage of approximately 600 square feet, and cottage of approximately 400 square feet. The proposed project will not require grading. The property is a 3.66 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-100-012, located at 751 Buena Vista Avenue in the Montecito area, First Supervisorial District. (Continued from 11/07/05) | | | |
| 8. | 05BAR-00000-00256 | Smyth Single Family Dwelling Addition | 171 |
| Butterfly Lane | | | |
| | | 05CDP-00000-00133 (Errin Briggs, Planner 568-2047) | Ridgeline: N/A |
| Request of Tom Smith, architect for the owner, Lori Smyth, to consider Case No. 05BAR-00000-00256 for preliminary approval of a remodel and addition of approximately 1,336 square feet to an existing residence. The following structures currently exist on the parcel: residence of approximately 1,510 square feet and accessory building of approximately 176 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-161-009, located at 171 Butterfly Lane in the Montecito area, First Supervisorial District. (Continued from 11/07/05) | | | |

CONCEPTUAL REVIEW

9. 05BAR-00000-00303 Cooper Entry Gate and Wall 759 Via Manana

05CUP-00000-00068 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Robert Cooper, to consider Case No. 05BAR-00000-00303 for **conceptual review of an as-built entry gate and wall with a maximum height of 7 feet in the front yard setback.** The following structures currently exist on the parcel: residence of approximately 4,713 square feet with attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.95 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-090-028, located at **759 Via Manana** 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. 05BAR-00000-00297 Van Wolfswinkel Addition 150 and 152 Middle Road

05CDP-00000-00134 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Raymond Appleton, agent for the owner, Randall Van Wolfswinkel, to consider Case No. 05BAR-00000-00297 for **conceptual review of an addition of approximately 452 square feet to the existing residence, conversion of approximately 465 square feet of garage/storage space to habitable space, conversion of approximately 114 square feet of the storage area to workshop use, interior remodel of approximately 192 square feet, new patio and walkway of approximately 598 square feet, and replacement of driveway with landscaping of approximately 315 square feet.** The following structures currently exist on the parcel: residence of approximately 3,227 square feet with attached garage of approximately 714 square feet and storage area of approximately 268 square feet, as well as an attached residential second unit of approximately 1,000 square feet with attached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-042, located at **150 and 152 Middle Road** in the Montecito area, First Supervisorial District.

11. 05BAR-00000-00298 Montgomery Patio Roof 755 San Ysidro Lane

05LUP-00000-01274 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Parker Montgomery, to consider Case No. 05BAR-00000-00298 for **conceptual review of a new metal pitched roof over an existing guest room and terrace, and new doors and windows to create an approximately 660 square foot enclosed terrace.** The following structures currently exist on the parcel: residence of approximately 5,040 square feet, pool cabana of approximately 600 square feet, pool, and garden pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-029, located at **755 San Ysidro Lane** in the Montecito area, First Supervisorial District.

12. 05BAR-00000-00300 Kogevinas Additions 171 Olive Mill Lane

05CDP-00000-00139 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Linos Kogevinas, to consider Case No. 05BAR-00000-00300 for **conceptual review of an approximately 820 square foot addition to the existing residence, an approximately 174 square foot addition to the existing garage, an approximately 300 square foot garage conversion to habitable space, a new attached garage of approximately 437 square feet, a bay window addition, a covered porch addition of approximately 228 square feet, an attached trellis of approximately 480 square feet, a new swimming pool and spa, two new exterior fireplaces and a barbeque, a 4' retaining wall, a new driveway, and new entry gates.** The following structures currently exist on the parcel: residence of approximately 1,928 square feet with attached garage of approximately 364 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-170-011, located at **171 Olive Mill Lane** in the Montecito area, First Supervisorial District.