



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: February 12, 2007  
3:00 P.M.**

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

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Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketznel	David Villalobos - <b>MBAR Secretary</b>
Sam Maphis	Julie Harris - <b>Planner III</b>
Peter Edwards	

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- 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.
  - 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; 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.
  - 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.
  - 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 February 5, 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.**

- C-1. **06BAR-00000-00058 Clark Single Family Dwelling Addition 1136 Hill Road**  
06CDP-00000-00016 (Peter Imhof, Supervising Planner 568-2518) Ridgeline: N/A

Request of Larry Clark, architect for the owner, Martha Jeannette Clark, to consider Case No. 06BAR-00000-00058 for **preliminary/final approval on consent of an addition of approximately 1,093 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,116 square feet with an attached garage of approximately 399 square feet. The proposed project will not require grading. The property is a 0.42 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-351-007, located at **1136 Hill Road** in the Montecito area, First Supervisorial District. (Continued from 4/10/06)

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-00000-00256 Stewart/Kahmann Demo/New Single Family Dwelling 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 **final approval of a new residence of approximately 2,613 square feet with an 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, 11/27/06, 12/11/06, 1/08/07, and 1/22/07)

PRELIMINARY APPROVAL

2. **06BAR-00000-00284 Meyer-Simon Single Family Dwelling Addition, Carport, and Retaining Wall 1570 E. Mountain Drive**  
06LUP-00000-01020 (Amy Trester, Planner 568-3116) Ridgeline: Urban

Request of Kurt Magness, architect for the owner, Diane Meyer-Simon, to consider Case No. 06BAR-00000-00284 for **preliminary/final approval of an addition of approximately 243 square feet to the existing residence, a garage conversion of 605 square feet, a new carport, and a new retaining wall 6 feet in height.** The following structures currently exist on the parcel: residence of approximately 6,417 square feet with a guest house of

approximately 998 square feet. The proposed project will require no cut and approximately 150 cubic yards of fill. The property is a 2.08 (gross) acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-035, located at **1570 East Mountain Drive in the Montecito area**, First Supervisorial District. (Continued from 1/08/07)

3. **05BAR-00000-00303**                      **Cooper Entry Gate and Modification**                      **759 Via Manana**  
05CUP-00000-00068 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A  
06MOD-00000-00016

Request of Harwood White, agent for the owner, Robert Cooper, to consider Case No. 05BAR-00000-00303 for **revised preliminary/final approval of as-built access entry gates 6 feet 10 inches in height, an entry wall 6 feet from natural grade, and associated gateposts under 8 feet in the front yard setback; and final approval for the Modification which would include a new 4 foot by 4 foot gas-fired fire pit in the front yard setback 42 feet 8 inches from the centerline of Via Manana Road (private)**. The following structures currently exist on the parcel: residence of approximately 4,713 square feet with an 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. (Continued from 12/19/05 and 11/13/06)

4. **05BAR-00000-00266**                      **Solomon Single Family Dwelling,**  
**Cabana, Guest House & Pool**                      **1782 Jelinda**  
**Drive**  
05CDP-00000-00124 (Selena Buoni, Planner 568-2910)                      Ridgeline: N/A

Request of Don Nulty, architect for the owner, Lawrence Solomon, to consider Case No. 05BAR-00000-00266 for **preliminary approval of a new residence of approximately 4,000 square feet with attached garage of approximately 568 square feet, a cabana of approximately 681 square feet, and a guest house of approximately 800 square feet**. The property is currently vacant. The proposed project will require approximately 1,250 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 11/21/05 and 12/18/06)

5. **06BAR-00000-00296**                      **771 Garden Lane Trust Garage, Terraces,**  
**Trellices, Fireplace, Poolhouse, Basement Storage,**  
**Porch Addition, and Retaining Walls**                      **771 Garden Lane**  
06LUP-00000-01071 (LSA Associates 568-2518)                      Ridgeline: N/A

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00296 for **preliminary approval of a subterranean garage of approximately 1,198 square feet with subterranean storage of approximately 260 square feet, retaining walls and new driveway access, replacement of existing gate, expansion of existing terraces, new stair, landscape, hardscape, and lighting. Three new trellises and an outdoor fireplace will be added to the existing poolhouse, along with a new 398 square foot poolhouse basement storage area**. The following structures currently exist on the parcel: residence of approximately 10,597 square feet, guard house of approximately 500 square feet, guesthouse of approximately 800 square feet, and cabana of approximately 800 square feet. The proposed project will require approximately 915 cubic yards of cut and no fill. The property is a 5.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06)

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

**CONCEPTUAL REVIEW**

6. **07BAR-00000-00019 Hale Single Family Dwelling Addition 479 Dinsmore Lane**  
07LUP-00000-00054 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of William Cooper, architect for the owners, Rob and Christine Hale, to consider Case No. 07BAR-00000-00019 for **conceptual review of a single-story addition of approximately 1,036 square feet to the existing residence, along with a new covered entry, new covered porch, new covered patio with an outdoor fireplace (343 square feet), relocation of an existing spa, and a new 264 square foot deck.** The following structures currently exist on the parcel: residence of approximately 2,230 square feet with a detached garage of approximately 380 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 009-040-005, located at **479 Dinsmore Lane** in the Montecito area, First Supervisorial District.
7. **06BAR-00000-00305 Montgomery Garage 755 San Ysidro Lane**  
06LUP-00000-01114 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A  
07MOD-00000-00001
- Request of Bob Easton, architect for the owner, Parker C. Montgomery, to consider Case No. 06BAR-00000-00305 for **further conceptual review and preliminary approval of a conversion of an existing pergola to a new detached 3-car garage of approximately 625 square feet and a Modification for encroachment of the proposed garage into the primary front setback.** The following structures currently exist on the parcel: residence of approximately 5,040 square feet, cabana of approximately 600 square feet, and pergola of approximately 468 square feet. The proposed project will not require grading. The property is a 0.94 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. (Continued from 1/08/07)
8. **07BAR-00000-00017 Grotenhuis Media Room Addition 2125 Ten Acre Road**  
07LUP-00000-00052 (Amy Trester, Planner 568-3116) Ridgeline: N/A
- Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Grotenhuis, to consider Case No. 07BAR-00000-00017 for **conceptual review and preliminary/final approval of an addition of approximately 366 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,355 square feet with attached garage of approximately 753 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-011, located at **2125 Ten Acre Road** in the Montecito area, First Supervisorial District.
9. **07BAR-00000-00016 Jaeger Single Family Dwelling Addition 45 Humphrey Road**  
07CDH-00000-00004 (Selena Buoni, Planner 568-2910) Ridgeline: N/A
- Request of Tom Ochsner, architect for the owner, Jason Jaeger, to consider Case No. 07BAR-00000-00016 for **conceptual review of an addition of approximately 660 square feet to existing residence, including conversion of approximately 266 square feet of existing storage shed to habitable space, and new second floor roof deck of approximately 272 square feet.** The following structures currently exist on the parcel: residence of approximately 1,725 square feet and two detached storage sheds of 523 total square feet. The

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proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 0.31 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-010, located at **45 Humphrey Road** in the Montecito area, First Supervisorial District.

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