



# COUNTY OF SANTA BARBARA

## **REVISED AGENDA**

### **MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: February 26, 2007  
3:00 P.M.**

### **SPECIAL MEETING LOCATION**

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

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**Revision: Project description for Item #4 (06BAR-00000-00184) – Pollack Additions, has been revised.**

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Marsha Zilles	Anthony Spann - <b>Chair</b>
Michele Michaelson	Don Nulty - <b>Vice Chair</b>
Raymond Ketzell	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 and February 12, 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. **07BAR-00000-00012 Melillo Decorative Wall and Parapet 184 Middle Road**  
07CDP-00000-00005 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter W. Hunt, architect for the owner, James Melillo, to consider Case No. 07BAR-00000-00012 for **preliminary/final approval on consent of a wall 10 feet 10 inches in height and the addition of a new parapet to the existing accessory building.** The following structures currently exist on the parcel: residence of approximately 6,041 square feet with detached garage of approximately 864 square feet, accessory building of approximately 1,875 square feet, and shed of approximately 180 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 009-170-062, located at **184 Middle Road** in the Montecito area, First Supervisorial District. (Continued from 2/05/07)

- C-2. **06BAR-00000-00288 Schaeman Garage Conversion, New Garage, Fireplace, Fountain, BBQ 1445 E. Mountain Drive**  
07LUP-00000-00007 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Richard Redmond, architect for the owners, Michael and Jessica Schaeman, to consider Case No. 06BAR-00000-00288 for **final approval on consent of a 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 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/11/06 and 2/05/07)

- C-3. **06BAR-00000-00273 Freston Single Family Dwelling Addition/Remodel 2300 Bella Vista Drive**  
06LUP-00000-01115 (Lisa Martin, Planner 568-2032) Ridgeline: Rural

Request of Laurel Fisher Perez, Suzanne Elledge Planning and Permitting Services, agent for the owners, Tom and Kathy Freston, to consider Case No. 06BAR-00000-00273 for **final approval on consent of a renovation and remodel to the existing single-family dwelling and guesthouse, including a 293 square foot addition to the main residence, new native planting restoration for landslide mitigation and minor terracing with new low stone walls.** The following structures currently exist on the parcel: residence of approximately 7,389 square feet with attached garage of approximately 658 square feet, and structure of approximately 2,500 square feet, which includes a guest house (above) of approximately 800 square feet and garage/storage (below) of approximately 1,700 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-020-061, located at **2300 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 11/27/06 and 2/05/07)

- C-4. **06BAR-00000-00194 Mendelsohn Outdoor Kitchen/Gazebo 986 La Paz Road**

06LUP-00000-00699 (Lisa Martin, Planner 568-2032)

Ridgeline: N/A

Request of Tanya Rosenberg, architect for the owner, Joel Mendelsohn, to consider Case No. 06BAR-00000-00194 for **preliminary/final approval on consent of a gazebo of approximately 136 square feet and an outdoor kitchen.** The following structures currently exist on the parcel: residence of approximately 3,714 square feet with detached garage with recreation room of approximately 799 square feet, and detached hobby room of approximately 526 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 34,848 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-027, located at **986 La Paz Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

**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.**

**DISCUSSION ITEMS**

**1. Revised Montecito BAR Forms**

The Montecito Board of Architectural Review will discuss the use of new forms regarding Montecito BAR application submittal requirements, Conceptual Review, and findings.

**FINAL APPROVAL**

**2. 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 **final approval of a new two-story residence of approximately 4,885 square feet (net), with an 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, 12/11/06, and 2/05/07)

**Item to be continued to the Montecito BAR meeting of March 26, 2007.**

**PRELIMINARY APPROVAL**

3. **06BAR-00000-00171 Kreisel Pool Cabana 811 Hot Springs Road**  
06LUP-00000-00689 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Susette Naylor, architect for the owners, Neil and Beryl Kreisel, to consider Case No. 06BAR-00000-00171 for **preliminary approval of a new pool cabana of approximately 791 square feet.** The following structures currently exist on the parcel: residence of approximately 4,621 square feet with attached garage of approximately 680 square feet, pool and associated paving, water tanks, and basketball court (to be demolished – except for backboard). The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 1.26 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-260-021, located at **811 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/07/06)

4. **06BAR-00000-00184 Pollack Additions 2145 Piedras Drive**  
06LUP-00000-00678 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 06BAR-00000-00184 for **preliminary/final approval of 1<sup>st</sup> floor addition of approximately 1,746 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,542 square feet with attached garage of approximately 453 square feet. The proposed project will require less than 50 cubic yards of cut and fill. Fourteen oaks would be impacted as a result of the proposed development. One specimen pine is proposed for removal. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District. (Continued from 8/21/06)

5. **06BAR-00000-00294 Nigro Demo/New Single Family Residence, Garage, Workshop, Pool Cabana 669 Picacho Lane**  
06LUP-00000-01064 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. James Nigro, to consider Case No. 06BAR-00000-00294 for **preliminary approval of a new 2-story residence of approximately 6,640 square feet with an attached 3-car garage of approximately 775 square feet, and pool and spa with pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,062 square feet with a 2-car garage of approximately 400 square feet (all to be demolished). The proposed project will require approximately 802 cubic yards of cut and approximately 802 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 12/18/06 and 2/05/07)

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

6. **05BAR-00000-00313 Gibbons Accessory Structure, Cabana, Wine Room, and Residential Remodel 1136 Glenview Road**  
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavonian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **preliminary approval of a new wine room of approximately 100 square feet, new main residence terrace of approximately 471 square feet, alteration to existing main residence master bath and new retaining walls.** The following structure

currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 11/27/06, 1/08/07, and 2/05/07)

7. **06BAR-00000-00212** **Brownell Demolition/Rebuild Single Family Dwelling and New Playhouse** **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 **preliminary/final approval of a new two-story residence of approximately 2,098 square feet with attached a 2-car garage of approximately 388 square feet, and new playhouse accessory structure of approximately 218 square feet.** The following structure currently exists on the parcel: un-permitted 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, 12/11/06, 1/08/07, and 2/05/07)

### CONCEPTUAL REVIEW

8. **07BAR-00000-00023** **Pisker Single Family Dwelling Addition** **1850 Jelinda Drive**  
(no planner assigned) Ridgeline: N/A

Request of Shubin and Donaldson Architects Inc., architect for the owners, Andrew and Belinda Pisker, to consider Case No. 07BAR-00000-00023 for **conceptual review of an addition of approximately 1,412 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 6,436 square feet with an attached garage of approximately 800 square feet, and approximately 1,005 square feet of covered porches. The proposed project will require approximately 150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-490-017, located at **1850 Jelinda Drive** in the Montecito area, First Supervisorial District.

9. **07BAR-00000-00025** **Selbert Garage Conversion and Single Family Dwelling Remodel** **705 Riven Rock Road**  
06LUP-00000-00873 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Jennifer Foster, agent for the owners, James and Patricia Selbert, to consider Case No. 07BAR-00000-00025 for **conceptual review and preliminary/final approval of an un-permitted remodel of the existing residence and conversion of the existing carport to a garage.** The following structures currently exist on the parcel: residence of approximately 11,004 square feet with an attached garage of approximately 517 square feet, detached garage of approximately 945 square feet, and cabana of approximately 152 square feet. The proposed project will not require grading. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-130-014, located at **705 Riven Rock Road** in the Montecito area, First Supervisorial District.

<b>The Representatives of the following items should be in attendance at this MBAR</b>
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**Meeting by 5:00 P. M.**

- 10. 07BAR-00000-00022 Eldred New Residence and Guest House 1437 S. Jameson Lane**  
07CDH-00000-00006 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Anthony Spann, Harrison Design Associates, architect for the owner, David Eldred, to consider Case No. 07BAR-00000-00022 for **conceptual review of a new residence of approximately 4,934 square feet with an attached garage of approximately 1,207 square feet, guest house of approximately 800 square feet, pool, and associated landscaping.** The lot is currently vacant. The proposed project will require no cut and approximately 2,000 cubic yards of fill. The property is a 3.27 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 009-320-017, located at **1437 South Jameson Lane** in the Montecito area, First Supervisorial District.

- 11. 07BAR-00000-00028 Dene Demo/New Single Family Dwelling and Garage 416 Camphor Place**  
07LUP-00000-00095 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Dan Melville, agent for the owner, Louis Dene, to consider Case No. 07BAR-00000-00028 for **conceptual review of a new two-story residence of approximately 2,987 square feet with a detached garage of approximately 441 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 1,274 square feet, detached garage of approximately 324 square feet, guest house of approximately 222 square feet, and laundry room structure of approximately 81 square feet (all to be demolished). The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 0.49 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-022, located at **416 Camphor Place** in the Montecito area, First Supervisorial District.