



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: February 27, 2006  
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 Ketzler	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.
  - 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 February 6, 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. **05BAR-00000-00079** **Patrick Bay Window and Patio Reconfiguration** **258 Hot Springs Road**  
05LUP-00000-00389 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Ray Ketzal, architect for the owners, Charles Patrick, to consider Case No. 05BAR-00000-00079 for **revised final approval on consent of new bay window of approximately 72 square feet and patio configuration.** The following structures currently exist on the parcel: residence of approximately 3,348 square feet, garage of approximately 567 square feet (to be removed), pool cabana of approximately 451 square feet and green house of approximate 72 square feet (to be removed). The proposed project will require a less than 50 cubic yards of cut and fill. The property is a 0.89 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-108, located at **258 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 4/11/05 and 5/23/05)

- C-2. **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 **final approval on consent 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, 12/19/05, and 1/09/06)

- C-3. **05BAR-00000-00159** **Adams Single Family Dwelling** **1376 Oak Creek Canyon Road**  
05LUP-00000-00714 (Alice Daly, Planner 568-2059) Ridgeline: Rural

Request of Robert Senn, architect for the owners, Tom Adams, to consider Case No. 05BAR-00000-00159 for **final approval on consent of new residence of approximately 5,595 gross square feet (5,123 net), 770 gross square foot garage (686 square feet net) and a 10 x 32 foot lap pool. The driveway to the residence will include a small bridge over an existing concrete drainage swale.** There are no existing structures on the parcel. The proposed project will require approximately 2,900 cubic yards of cut, approximately 1,200 cubic yards of fill and 1,700 cubic yards of export. The property is a 6.05 acre parcel zoned RES-100. and shown as Assessor's Parcel Number 011-280-024, located at **1376 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/11/05, 10/24/05, 1/23/06, and 2/06/06)

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 3:10 P. M.**

**FINAL APPROVAL**

- |           |   |                      |                             |
|-----------|---|----------------------|-----------------------------|
| <b>1.</b> | <b>05BAR-00000-00106</b>                          | <b>Shuman Garage</b> | <b>980 Hot Springs Road</b> |
|           | 05LUP-00000-00448 (Mark Walter, Planner 568-2852) |                      | Ridgeline: N/A              |

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Alfred Shuman, to consider Case No. 05BAR-00000-00106 for **revised final approval of a new two-story detached garage and accessory structure with a building footprint of approximately 712 square feet. The first story garage would be approximately 503 square feet in size and the second-story accessory structure would be approximately 440 square feet in size. The new structure would have a mean height of approximately 16 feet.** The following structure currently exists on the parcel: single family residence of approximately 822 square feet. The proposed project will require approximately 54 cubic yards of cut and no fill. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-011, located at **980 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 5/9/05, 5/23/05, and 6/20/05)
  
- |           |  |   |                        |
|-----------|--|---|------------------------|
| <b>2.</b> | <b>05BAR-00000-00198</b>                           | <b>Hermann New Single Family Dwelling</b> | <b>780 Ashley Road</b> |
|           | 05LUP-00000-00889 (Dan Nemechek, Planner 568-2516) |   | Ridgeline: N/A         |

Request of Sophie Calvin, architect for the owners, Steven Hermann, to consider Case No. 05BAR-00000-00198 for **final approval of new residence of approximately 9,669 square feet with basement of approximately 2,531 square foot basement, rear patios, landscaping with habitat improvement, and improved access drive,** There are no structures currently existing on the parcel. The proposed project will require approximately 760 cubic yards of cut and approximately 500 cubic yards of fill, with 225 cubic yards of soil movement for recompaction of the existing driveway and proposed fire truck turn out. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 8/08/05 and 2/06/06)
  
- |           |  |  |                             |
|-----------|--|--|-----------------------------|
| <b>3.</b> | <b>05BAR-00000-00228</b>                             | <b>Johnston New Residence, Garage,<br/>Pool and Cabana</b> | <b>1743 Glen Oaks Drive</b> |
|           | 05LUP-00000-01194 (Nicole Mashore, Planner 884-8068) |  | Ridgeline: N/A              |

Request of Elizabeth and Gary Johnston, owners, to consider Case No. 05BAR-00000-00228 for **final approval of a new single family residence of 4,670 square feet, with attached garage of 840 square feet, pool cabana of 470 square feet, new pool with spa and associated landscape, hardscape, and lighting improvements.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and approximately 175 cubic yards of fill. **One 33" oak is proposed for on-site relocation. Five non-specimen trees are proposed for removal.** The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-004, located at 1743 Glen Oaks Drive in the Montecito Area, First Supervisorial District. (Continued from 09/26/05 and 02/06/06)

4. **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 **final approval of an addition of a new artist studio of approximately 791 square feet atop an existing garage of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 6,500 square feet, garage of approximately 800 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 and 12/19/05)

**PRELIMINARY APPROVAL**

5. **05BAR-00000-00257**                      **Haber Single Family Dwelling Addition**                      **788 Las Tunas Road**  
05LUP-00000-01380 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A

Request of Tom Smith, architect for the owner, Michael Haber, to consider Case No. 05BAR-00000-00257 for **preliminary/final approval of an addition of approximately 1,562 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,409 square feet and pool house of approximately 800 square feet. The proposed project will not require grading. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-001, located at **788 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 11/07/05)

6. **05BAR-00000-00305**                      **Bauernfeind Single Family Dwelling**  
**Demo/Rebuild/Guest House**                      **2080 Birnam Wood Drive**  
05LUP-00000-01292 (Errin Briggs, Planner 568-2047)                      Ridgeline: Rural

Request of Don Nulty, architect for the owner, Bauernfeind Roman Corp., to consider Case No. 05BAR-00000-00305 for **preliminary approval of a partial demolition of approximately 3,120 square feet and remodel of remaining residence of approximately 1,681 square feet, addition to existing residence of approximately 5,299 square feet with attached garage of approximately 461 square feet, remodel a portion of existing residence into new guest house of approximately 663 square feet, new detached garage of approximately 461 square feet, and 2 new driveways.** The following structures currently exist on the parcel: residence of approximately 4,800 square feet and garage of approximately 684 square feet. The proposed project will not require grading. The property is a 2.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-480-038, located at **2080 Birnam Wood Drive** in the Montecito area, First Supervisorial District. (Continued from 1/09/06)

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

7. **05BAR-00000-00172**                      **Berkoff Trust New Residence**  
**Guesthouse, Cabana and Garage**                      **700 Picacho Lane**  
05LUP-00000-00952 (Errin Briggs, Planner 568-2047)                      Ridgeline: N/A

Request of Don Nulty, architect for the owners, Berkoff Trust, to consider Case No. 05BAR-00000-00172 for **preliminary approval of a new residence of approximately 9,860 square feet, guest house of approximately 800 square feet, cabana of 800 square feet, garage of approximately 800 square feet, accessory structure of approximately 500 square**

**feet, new pool and new tennis court.** There are no structures on the parcel. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 3.4 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-140-024, located at **700 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 7/11/05, 7/25/05, and 1/09/06)

## CONCEPTUAL REVIEW

- 8. 05BAR-00000-00047      Johnson New Garage,  
Study/Workshop with Deck      31 Humphrey Road**  
05CDH-00000-00011 (Dan Nemechek, Planner 568-2516)      Ridgeline: N/A
- Request of Dawn Sherry, architect for the owners, Jack and Kim Johnson, to consider Case No. 05BAR-00000-00047 for **further conceptual review of a new two car garage of approximately 578 square feet (gross), with an attached carport, and a second floor attached study/workshop of approximately 578 square feet (gross), with an upper level deck of approximately 170 square feet (gross).** The following structures currently exist on the parcel: one two story residence of approximately 2,081 square feet and 81 square foot pump house. The property is a 0.48 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-006, located at **31 Humphrey Road** in the Montecito area, First Supervisorial District. (Continued from 3/14/05, 4/11/05, and 12/05/05)
- 9. 06BAR-00000-00027      Coleman Addition/  
Guest Quarters Conversion      881 San Ysidro Lane**  
06LUP-00000-00086 (Dan Gullett, Planner 568-2002)      Ridgeline: N/A
- Request of Syndi Souter, agent for the owner, Tom Coleman, to consider Case No. 06BAR-00000-00027 for **conceptual review of remodel and addition of approximately 3,262 square feet to existing residence, new attached 2-car garage of approximately 725 square feet, and conversion of existing guest quarters to detached 4-car garage of approximately 1,184 square feet.** The following structures currently exist on the parcel: residence of approximately 3,976 square feet and detached guest quarters of approximately 1,184 square feet. The proposed project will not require grading. The property is a 2.82 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-005, located at **881 San Ysidro Lane** in the Montecito area, First Supervisorial District.
- 10. 06BAR-00000-00026      Crane School Demo/Rebuild/Addition      1795 San Leandro Lane**  
06SCD-00000-00006 (Dan Nemechek, Planner 568-2516)      Ridgeline: N/A
- Request of Stephanie Diaz, agent for the owner, Crane Country Day School, to consider Case No. 06BAR-00000-00026 for **conceptual review of demolition and rebuild of existing classroom space of approximately 2,066 square feet, and addition to three existing classrooms of approximately 1,095 square feet.** The following structures currently exist on the parcel: private school with classrooms, office/administration building, auditorium, library, and residence for Head of School. The proposed project will not require grading. The property is an 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 007-340-028, -039, and -040, located at **1795 San Leandro Lane** 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.**

- 11. 06BAR-00000-00032 Capone Addition 1030 Hot Springs Lane**  
06LUP-00000-00096 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural
- Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 06BAR-00000-00032 for **conceptual review of revisions to existing residence and guest house (previously approved under permits 03LUP-00000-00309 and 03LUP-00000-01011). The proposed revision would permit demolition of a partially constructed garage, construction of a 7,394 square foot residence with attached 861 square foot garage, interior and exterior residence re-design, guesthouse exterior redesign, and relocation of a pool and spa.** The following structures currently exist on the parcel: residence of approximately 5,975 square feet and guest house of approximately 800 square feet (currently under construction). The proposed project will require approximately 1,400 cubic yards of cut and approximately 1,400 cubic yards of fill. No trees or native vegetation are proposed for removal. The property is a 3.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-043, located at **1030 Hot Springs Lane** in the Montecito area, First Supervisorial District.
- 12. 06BAR-00000-00033 Hurst Demo/New Single Family Dwelling/Guesthouse/Cabana 932 Park Lane**  
06LUP-00000-00105 (Errin Briggs, Planner 568-2047) Ridgeline: Urban
- Request of Thomas Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **conceptual review of new residence of approximately 11,695 square feet, guest house of approximately 795 square feet, pool house of approximately 795 square feet, accessory structure of approximately 795 square feet, and detached garage of approximately 1,975 square feet.** The following structures currently exist on the parcel: residence of approximately 3,140 square feet and attached garage of approximately 775 square feet (**both to be demolished**). The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,500 cubic yards of fill. The property is a 3.39 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-020-022, located at **932 Park Lane** in the Montecito area, First Supervisorial District.
- 13. 05BAR-00000-00301 Larson New Single Family Dwelling/ Garage/Grading 1355 Oak Creek Canyon Road (Lot 2)**  
(no planner assigned) Ridgeline: Rural
- Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **conceptual review 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 and 1/23/06)