



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: March 26, 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 March 12, 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**

- 1. 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, 2/05/07, and 2/26/07)

**PRELIMINARY APPROVAL**

- 2. 06BAR-00000-00178 Kwock Cabana 976 Hot Springs Road**  
06LUP-00000-00656 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Danny Kwock, to consider Case No. 06BAR-00000-00178 for **preliminary/final approval of a new pool cabana of approximately 800 square feet, 500 cubic yards of landscaping grading, and a 75 square foot barbeque area under an existing trellis.** The following structures currently exist on the parcel: residence of approximately 3,970 square feet with an attached garage of approximately 740 square feet. The property is a 1.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 011-030-009 and -008, located at **976 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 8/21/06, 10/23/06, and 1/22/07)

- 3. Larson New Single Family Dwelling/ Garage/Grading 1355 Oak Creek Canyon Road (Lot 2)**  
**05BAR-00000-00301** 06LUP-00000-00248 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Jock M. Sewall, architect for the owners, Jim and Susan Larson, to consider Case No. 05BAR-00000-00301 for **preliminary approval of a new residence of approximately 6,500 square feet with an attached garage of approximately 794 square feet, and a new guest house of approximately 800 square feet.** The lot 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 RMZ-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, 1/23/06, 2/27/06, and 5/08/06)

**CONCEPTUAL REVIEW**

4. **07BAR-00000-00036 Pieper Garage and Entry/Atrium Addition 41 Ridgeview Road**  
(no planner assigned) Ridgeline: N/A

Request of John Eisenbeisz, EDS, architect for the owners, Kemp and Susan Pieper, to consider Case No. 07BAR-00000-00036 for **conceptual review of a new attached garage (with loft) of approximately 964 square feet and an entry/atrium addition of approximately 141 square feet.** The following structures currently exist on the parcel: residence of approximately 2,202 square feet and carport of approximately 702 square feet (to be demolished). The proposed project will require approximately 38 cubic yards of cut and no fill. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-166-009, located at **41 Ridgeview Road** in the Montecito area, First Supervisorial District.

5. **07BAR-00000-00031 Thomas Garage 118 Pomar Lane**  
07CDP-00000-00013 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Thomas, to consider Case No. 07BAR-00000-00031 for **conceptual review and preliminary/final approval of a new detached garage of approximately 263 square feet. Also proposed is an emergency generator and 3 foot high site walls.** The following structures currently exist on the parcel: residence of approximately 3,589 square feet with a detached garage of approximately 415 square feet, and meditation room of approximately 219 square feet. The proposed project will not require grading. The property is a 0.79 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-333-002, located at **118 Pomar Lane** in the Montecito area, First Supervisorial District.

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

6. **07BAR-00000-00040 Nadel Residence Remodel/Addition and Garage Addition 1127 Hill Road**  
(no planner assigned) Ridgeline: N/A

Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00040 for **conceptual review of a remodel/addition of approximately 393 square feet to the existing residence and an addition of approximately 174 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 3,684 square feet with an attached garage of approximately 603 square feet, guest house of approximately 768 square feet with deck of approximately 184 square feet, and pool house of approximately 798 square feet with deck of approximately 280 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-036, located at **1127 Hill Road** in the Montecito area, First Supervisorial District.

7. **07BAR-00000-00038 Hedrick Single Family Dwelling and Cabana 302 Ennisbrook Drive**  
(no planner assigned) Ridgeline: Urban

Request of Don Nulty, architect for the owner, Scott Hedrick, to consider Case No. 07BAR-00000-00038 for **conceptual review of a new two-story residence of approximately 4,921 square feet with an attached 3-car garage of approximately 842 square feet, pool with cabana of approximately 800 square feet, and driveway.** The lot is currently vacant. The proposed project will require approximately 1,700 cubic yards of cut and approximately 1,700

cubic yards of fill. The property is a 1.48 acre zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-011, located at **302 Ennisbrook Drive** in the Montecito area, First Supervisorial District.

8. **Groff Single Family Dwelling and Guest House 1395 Oak Creek Canyon Road (Lot 3)**  
**06BAR-00000-00170** **06LUP-00000-00745** (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Ken Taub, architect for the owner, Scott Groff, to consider Case No. 06BAR-00000-00170 for **further conceptual review of a new residence of approximately 5,756 net (6,904 gross) square feet and a guest house of approximately 696 (net and gross) square feet.** The lot is currently vacant. The proposed project will require approximately 520 cubic yards of cut and approximately 520 cubic yards of fill. The property is a 6.0 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Numbers 011-280-011 and -022, located at **1395 Oak Creek Canyon Road (Lot 3)** in the Montecito area, First Supervisorial District. (Continued from 8/07/06)

9. **Conk Single Family Dwelling & Garage 1389 Oak Creek Canyon Road (Lot 4)**  
**06BAR-00000-00260** **06LUP-00000-00932** (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Robert Senn, architect for the owner, Chris Conk, to consider Case No. 06BAR-00000-00260 for **further conceptual review of a new residence of approximately 4,894 net square feet with an attached garage of approximately 667 net square feet.** The lot is currently vacant. The proposed project will require approximately 1,840 cubic yards of cut and approximately 1,270 cubic yards of fill. The property is a 6.06 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-280-021, located at **1389 Oak Creek Canyon Road (Lot 4)** in the Montecito area, First Supervisorial District. (Continued from 10/23/06 and 11/27/06)

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

10. **Hurst Demo/New Single Family Dwelling/Guesthouse/Cabana 932 Park Lane**  
**06BAR-00000-00033** **06LUP-00000-00105** (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Tom Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **further conceptual review of a new residence of approximately 8,191 square feet and basement of 2,923 square feet, detached garage of 890 square feet, detached garage of 790 square feet, guest house of 800 square feet, new entry gates, retaining walls, new pool and associated hardscape and landscape developments.** 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 1,850 cubic yards of cut and approximately 800 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. (Continued from 2/27/06, 3/20/06, 7/24/06, 8/21/06, 10/09/06, and 11/13/06)