



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: May 7, 2007  
3:00 P.M.**

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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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzel	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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### Site Visits - 2:00 P.M.

View Story Poles for Item No. 9 – E.M.D. LLC (formerly Bollag) SFD and Guesthouse – 1122 E. Mountain Drive

View Story Poles for Item No. 10 – Halstead LLC (formerly Esrey) SFD and Guesthouse – 1398 Oak Creek Canyon Road (Lot 7)

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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 April 23, 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-00000-00037      Jacobs Single Family Dwelling Additions and Cabana      760 San Ysidro Lane**  
07LUP-00000-00232 (Lisa Martin, Planner 568-2032)      Ridgeline: N/A
- Request of Don Nulty, architect for the owner, Jeff Jacobs, to consider Case No. 07BAR-00000-00037 for **preliminary/final approval on consent of additions to the existing residence, including a closet addition of approximately 210 square feet, bath addition of approximately 55 square feet, new bay window of approximately 35 square feet, and new attached cabana of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately 7,582 square feet with an attached garage of approximately 738 square feet, guesthouse of approximately 800 square feet, and accessory structure of approximately 512 square feet. The proposed project will not require grading. The property is a 2.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-027, located at **760 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 3/12/07)
- C-2.    07BAR-00000-00034      Noone Single Family Dwelling Additions      2140 Ten Acre Road**  
07LUP-00000-00109 (Lisa Martin, Planner 568-2032)      Ridgeline: N/A
- Request of Tom Oschner, architect for the owners, Peter and Mireille Noone, to consider Case No. 07BAR-00000-00034 for **preliminary/final approval on consent of additions of approximately 513 (458 net) square feet to the existing residence, including a bedroom, bath, and laundry addition of approximately 426 net square feet and a breakfast nook addition of approximately 32 net square feet.** The following structures currently exist on the parcel: residence of approximately 2,495 square feet with an attached garage of approximately 484 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 15 cubic yards of fill. The property is a 1.3 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-430-016, located at **2140 Ten Acre Road** in the Montecito area, First Supervisorial District. (Continued from 3/12/07 and 4/09/07)
- C-3.    07BAR-00000-00053      Morgan Single Family Dwelling Remodel      2900 Sycamore Canyon Road**  
07LUP-00000-00150 (Lisa Martin, Planner 568-2032)      Ridgeline: Urban
- Request of Tom Moore, agent for the owner, Thomas Morgan, to consider Case No. 07BAR-00000-00053 for **final approval on consent of the demolition of an existing sunroom and an addition/rebuild of approximately 212 square feet in the same approximate location, remodel of the existing front entry, exterior door and window changes, re-roofing, and hardscaping at the front entry and rear patio.** The following structures currently exist on the parcel: residence of approximately 3,802 square feet with an attached garage of approximately 507 square feet and sunroom of approximately 369 square feet (to be demolished). The proposed project will not require grading. The property is a 0.83 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-036, located at **2900 Sycamore Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07)

**C-4. 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 **final approval on consent 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, 1/22/07, and 3/26/07)

**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. 04BAR-00000-00010 Zacara Wall and Landscape Changes 1104 Channel Drive**  
04CDH-00003-00002 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

Request of Everett Jay Woody, agent for the owner Zacara, LLA, formerly Fred Segal, to consider Case No. 04BAR-00000-00010 for **revised final approval of landscape changes and a new perimeter wall.** The following structures currently exist on the parcel: residence of approximately 4,445 square feet with an attached garage of approximately 800 square feet, residential second unit of approximately 750 square feet, and pool cabana of approximately 580 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-037, located at **1104 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 2/9/04, 4/5/04, 5/3/04 7/12/04, 7/26/04, 8/23/04, 1/24/05 and 2/07/05)

**PRELIMINARY APPROVAL**

**2. 05BAR-00000-00325 Horning Single Family Dwelling Addition, New Cabana and Carports 1361 Danielson Road**  
05CDH-00000-00052 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Lloyd Malar, agent for the owners, Rob and Khara Horning, to consider Case No. 05BAR-00000-00325 for **preliminary/final approval of an addition of approximately 776 square feet and remodel of approximately 1,216 square feet to the existing residence, new car port of approximately 326 square feet, and new trellis of approximately 365 square feet.** The following structures currently exist on the parcel: residence of approximately 1,443 square feet, guesthouse of approximately 536 square feet, shed of approximately 54 square feet, and barn of approximately 509 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-320-001, located at **1361 Danielson Road** in the Montecito area, First Supervisorial District. (Continued from 1/23/06, 2/06/06, and 10/17/06)

3. **07BAR-00000-00040 Nadel Demo/New Single Family Dwelling 1127 Hill Road**  
07CDP-00000-00023 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of John Watson, architect for the owners, Jeff and Shelley Nadel, to consider Case No. 07BAR-00000-00040 for **preliminary/final approval of the demolition of the existing residence and construction of a new residence of approximately 4,077 square feet with an attached garage of approximately 777 square feet.** The following structures currently exist on the parcel: residence of approximately 3,684 square feet with an attached garage of approximately 603 square feet, cabaña of approximately 798 square feet, and guesthouse of approximately 768 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. (Continued from 3/26/07)

4. **06BAR-00000-00216 Kohansamad Demo/Rebuild Single Family Dwelling & Playroom/Workshop 744 Ashley Road**  
06LUP-00000-00838 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A

Request of John Watson, architect for the owners, Albert Kohansamad, to consider Case No. 06BAR-00000-00216 for **preliminary approval of a new residence of approximately 4,449 square feet with an attached garage of approximately 799 square feet, and detached playroom/workshop of approximately 671 square feet.** The following structure currently exists on the parcel: residence of approximately 1,400 square feet (to be demolished). The proposed project will require approximately 193 cubic yards of cut and approximately 266 cubic yards of fill with 73 cubic yards imported. The property is a 1.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-061, located at **744 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 9/25/06, 11/13/06, 3/12/07, and 4/23/07)

### CONCEPTUAL REVIEW

5. **07BAR-00000-00090 Pittman Garage Addition 369 Paso Robles Drive**  
07LUP-00000-00250 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Michael Pittman, to consider Case No. 07BAR-00000-00090 for **conceptual review and preliminary approval of an addition of approximately 321 square feet and conversion of approximately 131 square feet of the existing garage to storage space.** The following structures currently exist on the parcel: residence of approximately 1,713 square feet with an attached garage of approximately 263 square feet, storage shed of approximately 104 square feet, decks of approximately 640 square feet, and a trash enclosure. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 013-142-006, located at **369 Paso Robles Drive** 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-00000-00095 Gordon/Enright Exterior Remodel 900 Buena Vista Avenue**  
(no planner assigned) Ridgeline: N/A

Request of Dylan Chappell, agent for the owners, Stephen Gordon and Marilee Enright, to consider Case No. 07BAR-00000-00095 for **conceptual review of an exterior façade change to the existing residence.** The following structures currently exist on the parcel: residence of approximately 4,619 square feet with an attached garage of approximately 825 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 007-060-033, located at **900 Buena Vista Avenue** in the Montecito area, First Supervisorial District.

7. **06BAR-00000-00161**                      **Simon Single Family Dwelling**                      **1870 East Valley Road**  
06LUP-00000-00619 (Jim Heaton, Planner 568-2516)                      Ridgeline: N/A

Request of Ken Mineau, Appleton and Associates, architect for the owner, Herbert Simon, to consider Case No. 06BAR-00000-00161 for **conceptual review of a new single family dwelling of approximately 2,242 square feet with a detached garage of approximately 646 square feet, and a covered porch of approximately 260 square feet.** A previous single-family dwelling was demolished in 1995. The proposed project will not require grading. A total of two oak trees are proposed for removal. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **1870 East Valley Road** in the Montecito Planning Area, First Supervisorial District.

8. **07BAR-00000-00096**                      **Radtkey/Van Atta Single Family Dwelling Demo/Rebuild**                      **880 Coyote Road**  
(no planner assigned)                      Ridgeline: N/A

Request of Ken Radtkey, architect for the owners, Susan Van Atta and Ken Radtkey, to consider Case No. 07BAR-00000-00096 for **conceptual review of a two-story new residence of approximately 2,571 square feet with an attached garage/shop of approximately 1,650 square feet and covered porch of approximately 796 square feet.** The following structures currently exist on the parcel: two-story residence of approximately 1,000 square feet (to be demolished). The proposed project will require approximately 350 cubic yards of cut and no fill. The property is a 1.07 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-070-030, located at **880 Coyote Road** in the Montecito area, First Supervisorial District.

9. **07BAR-00000-00066**                      **E.M.D. LLC (formerly Bollag) Single Family Dwelling and Guesthouse**                      **1122 E. Mountain Drive**  
07LUP-00000-00277 (no planner assigned)                      Ridgeline: Rural

Request of Don Nulty, architect for the owner, E.M.D. LLC, to consider Case No. 07BAR-00000-00066 for **further conceptual review of a new residence of approximately 5,188 square feet with an attached garage of approximately 800 square feet, basement of approximately 1,922 square feet, and guesthouse of approximately 786 square feet.** The lot is currently vacant. The proposed project will require approximately 1,375 cubic yards of cut and approximately 1,375 cubic yards of fill. The property is a 20 acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-010, located at **1122 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 4/09/07)

10. **07BAR-00000-00049**                      **Halstead LLC (formerly Esrey) Single Family Dwelling and Cabana**                      **1398 Oak Creek Canyon Road (Lot 7)**  
07LUP-00000-00280 (no planner assigned)                      Ridgeline: Rural

Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **further conceptual review of a new residence of approximately 4,070 square feet with an attached garage of approximately 800 square feet, basement of approximately 2,560 square feet, pool cabana of approximately 317 square feet, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 2,350 cubic yards of cut and approximately 2,100 cubic yards of fill. The property is a 53.13 acre parcel zoned RMZ-100 and shown as Assessor's Parcel Number

011-280-030, located at **1398 Oak Creek Canyon Road (Lot 7)** in the Montecito area, First Supervisorial District. (Continued from 4/09/07)

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

- 11. 07BAR-00000-00065 Oshinsky Single Family Dwelling 1129 Oriole Road**  
07CDP-00000-00043 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Ferguson-Ettinger Architects, architect for the owners, Sandy and Jerry Oshinsky, to consider Case No. 07BAR-00000-00065 for **further conceptual review of a new two-story residence of approximately 3,835 square feet with an attached garage of approximately 634 square feet.** The lot is currently vacant. The proposed project will require approximately 175 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 0.51 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-222-002, located at **1129 Oriole Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07)

**FINAL APPROVAL**

- 12. 00BAR-00000-00138 Music Academy of the West Master Plan – Phase 1 1070 The Fairway**  
90-CUP-111 RV01 (Michelle Gibbs, Planner 568-3508) Ridgeline: N/A

Request of Suzanne Elledge, agent for the owner, Music Academy of the West, to consider Case No. 00BAR-00000-00138 for **final approval of implementation of Phase 1 improvements, including reconstruction of the Recital Hall and restrooms for the Hall, most of the site improvements including the main alley, lower parking area, perimeter landscaping, and the emergency access road. The components of the approved Master Plan being implemented in Phase 1 are different components than that contemplated for Phase 1 when the plan was approved, however, the project remains within the overall scope of the approved plan and its environmental analysis.** The following structures currently exist on the parcel: administration building of approximately 14,980 square feet, 4 practice studio buildings of approximately 14,240 total square feet, 2 retail buildings of approximately 2,540 total square feet, residence building of approximately 1,270 square feet, and recital hall building of approximately 11,340 square feet. The proposed project will require approximately 2,505 cubic yards of cut and 10,209 cubic yards of fill. The property is a 9.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-029 and -030, located at **1070 The Fairway** in the Montecito area, First Supervisorial District. (Continued from 3/12/07)

- 13. 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 **final 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 and 2/12/07)