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# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA & FORMAL SITE VISIT

Meeting of June 20, 2005

3:00 P.M.

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Marsha Zilles	Santa Barbara County
Michele Michaelson	- Montecito Community Hall &
Library	
Raymond Ketzler	1469 East Valley Road
Donald Nulty Vice Chair	Santa Barbara, California 93108
Anthony Spann - Chair	(805) 568-2000
Sam Maphis	
Peter Edwards	
Kim Yanagihara - MBAR Secretary	
Julie Harris - Planner III	

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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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### FORMAL SITE VISIT - STORY POLES – 2:00 P.M.

Item No. 15 – 05BAR-00000-00013 - Spiva Addition and Garage – 768 Ayala Lane

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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 June 6, 2005 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-00000-00106  
Springs Road

Shuman Garage

980 Hot

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 **preliminary/final on consent of a new detached garage of approximately 600 square feet**. The following structure currently exist on the parcel: residence of approximately 822 square feet. The proposed project will require approximately 40 cubic yards of cut and will not require grading. 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 and 5/23/05)**

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-00000-00020  
780 Ashley Road

Berman New Residence  
and Attached Garage/Storage

03LUP-00000-00067 (Dan Nemecheck, Planner 568-2516)

Ridgeline: N/A/Urban

Request of Monarc Designs, architect for the owner, Stephen Berman, to consider Case No. 04BAR-00000-00020 for **final approval of a new residence of approximately 5,473 square feet and attached garage of approximately 741 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 164 cubic yards of cut and 214 cubic fill. 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 2/23/04, 9/27/04, 11/8/04, 12/20/04, 3/14/05 and 4/25/05)**

2. 04BAR-00000-00348  
04LUP-00000-01335 (Alice Daly, Planner 568-2059)

Jones New Residence,  
Garage and Guesthouse

1372 Oak Creek Canyon Road

Ridgeline: Applicable

Request of Robert Senn, architect for the owner, Marc F. Jones, to consider Case No. 04BAR-00000-00348 for **final approval of a new residence of approximately 6,250 square feet garage of approximately 787 square feet and guesthouse of approximately 799 square feet**. The parcel is currently vacant. The proposed project

will require approximately 1,650 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 4.88 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-004, located at **1372 Oak Creek Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 1/24/05, 4/25/05 and 5/9/05)**

**Webb Two-Story Residence/Attached Garage/Detached**

3. **03BAR-00000-00243**      **Garage/Pergola and Guesthouse**      **1460 East Mountain Drive**  
04LUP-00000-00152 (Peter Lawson, Planner 568-2021)      Ridgeline: Urban  
Request of Tom Oschsner, architect for the owner, Bobby Webb, to consider Case No. 03BAR-00000-00243 for **final approval of a new two-story residence of approximately 7,656 square feet, basement of 1,622 square feet, attached garage of approximately 812 square feet; detached garage of approximately 800 square feet, new pergola of approximately 798 square feet, a cabana of 174 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,300 cubic yards of cut and approximately 3,050 cubic yards of fill. The property consists of 2 legal parcels 1 acre each zoned 2-E-1 and shown as Assessor's Parcel Numbers 011-060-005 and -009, located at **1460 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/6/03, 7/12/04 and 3/28/05)**

4. **02BAR-00000-00157**      **Johnson New Residence**      **935 Mariposa Lane**  
02LUP-00000-00543 (Peter Lawson, Planner 568-2012)      Ridgeline: Urban  
Request of Ken Mineau, Appleton & Associates, architect for the owner, David Johnson, to consider Case No. 02BAR-00000-00157 for **final approval of a new residence of approximately 2,834 square feet with attached garage of approximately 400 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-070-040, located at **935 Mariposa Lane** in the Montecito area, First Supervisorial District. **(Continued from 3/24/05)**

5. **04BAR-00000-00248**      **Waitt Residential Additions**      **875**  
**Knollwood Drive**  
04LUP-00000-00985 (Richard Kentro, Planner 568-3509)      Ridgeline: Applicable  
Request of Tracey Burnell architect for the owners, Mr. and Mrs. Waitt, to consider Case No. 04BAR-00000-00248 for **revised final approval of additions of approximately 1,662 square feet to an existing two-story residence of approximately 7,579 square feet, removal of a 741 square foot pool cabana, expansion of an existing terrace, construction of a circular entry court, construction of an approximately 49 square foot tool shed, and construction of various hardscape features.** The proposed project will require approximately 660 cubic yards of cut and 246 cubic yards of fill. The property is a 2.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-043, located at **875 Knollwood Drive** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04, 11/8/04, 11/22/04, 12/20/04, 1/10/05 and 6/6/05)**

**PRELIMINARY APPROVAL**

6. **05BAR-00000-00148**      **Music Academy of the West**      **1070 The Fairway**  
90-CUP-111 RV01 (Natasha Heifetz Campbell, Planner 962-0030)      Ridgeline: N/A/Urban  
Request of Suzanne Elledge, agent for the Music Academy of the West, to consider Case No. 05BAR-00000-00148 for **preliminary/final approval of phase one of the approved**

**Master Plan of approximately 2,790 square feet addition to recital hall and new storage building with floor area of 950 square feet.** The following structures currently exist on the parcel: Main house, Abravanel Hall, Claeysens Hall, Wood 1 and Wood 2 Studio Buildings, Harger Studio, The Rack, Treasure House and two residences. The property is a 9.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Numbers 009-282-029 and -030, located at **1070 The Fairway** in Montecito area, First Supervisorial District. **(Continued from 9/22/03)**

7. **04BAR-00000-00344** **Corona Pool Cabana** **1630 N. Jameson Lane**  
04CDP-00000-00027 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Robert Stamps, agent for the owners, Efrain Corona, to consider Case No. 04BAR-00000-00344 for **preliminary/final approval of a new pool cabana of approximately 238 square feet and related pool hardscape, trellis and fence.** The following structures currently exist on the parcel: single family residence of approximately 2,888 square feet, garage of approximately 330 square feet, second residential unit of approximately 831 square feet over 4-car garage of approximately 1,090 square feet and accessory structure of approximately 280 square feet. The proposed project will not require grading. The property is a 1.6 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-333-003, located at **1630 N. Jameson Lane** in the Montecito area, First Supervisorial District. **(Continued from 1/24/05)**

8. **05BAR-00000-00084** **Churchill Single Family Dwelling** **809 Romero Canyon Road**  
**Demo/Rebuild**  
05LUP-00000-00338 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Bob Pester, architect for the owners, Bruce and Christine Churchill, to consider Case No. 05BAR-00000-00084 for **final approval of a demolition and rebuild of a single family residence of approximately 987 square feet, a basement of approximately 352 square feet, a new carport of approximately 440 square feet, 886 square feet of porches and an attached second-story hobby room of approximately 187 square feet.** The following structures currently exist on the parcel: residence of approximately 1,245 square feet and barn and garage of approximately 1,156 square feet and a workshop of approximately 500 square feet. The property is a 5.67 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-034, located at **809 Romero Canyon Road** in the Montecito area, First Supervisorial District. **(Continued from 4/11/05)**

9. **04BAR-00000-00220** **Lot 10 Sanders** **Co-Trust New Residence** **San Ysidro and San Leandro Lane**  
05CDP-00000-00030 (Michelle Wilson, Planner 568-2910) Ridgeline: N/A

Request of B3 Architects, architect for the owner, Richard W. Sanders, Co Trustee, to consider Case No. 04BAR-00000-00220 for **preliminary/final approval of a new residence of approximately 4,367 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 0.87 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-005, located at **the corner of San Ysidro and San Leandro Lane** in the Montecito area, First Supervisorial District. **(Continued 10/11/04)**

10. **05BAR-00000-00029** **Spiva Addition and Garage** **768 Ayala Lane**  
05LUP-00000-00547 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for **preliminary approval of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet.** The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at **768 Ayala Lane** in the Montecito area, First Supervisorial District. (Continued from 3/14/05 and 5/23/05)

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P.M.**

**CONCEPTUAL REVIEW**

- |            |   |   |                           |
|------------|---|---|---------------------------|
| <b>10.</b> | <b>05BAR-00000-00057</b>                            | <b>Gaba Single Family Dwelling Addition</b> | <b>1060 Channel Drive</b> |
|            | 05CDH-00000-00012 (Joddi Leipner, Planner 568-2514) |   | Ridgeline: N/A            |

Request of Tom Ochsner, architect for the owners, Hal and Carole Gaba, to consider Case No. 05BAR-00000-00057 for **revised conceptual review of a first floor addition (in two areas) totaling 2,928 square feet and a second story addition of 900 square feet to an existing 3,520 square foot single family residence.** The project also includes a remodel of the existing first story roof. A new architectural projection (cupola) would be constructed on the roof of the first floor addition in the northwest area of the house. With the secondary story addition, the house would have a maximum height of 25 feet and an average height of 23 feet. The applicant is also proposing a new 7 foot high garden wall and is proposing to convert an existing 300 square foot barbeque pavilion into a cabana with outdoor barbeque. Other proposed modifications include widening (three additional feet) and repaving of the existing motor court and modifications to the entry gate and columns. Approximately 150 cubic yards of grading would be required to construct the additions and four non-native specimen trees would be removed. Other development currently present on the site includes a 693 square foot attached garage, 216 square foot enclosed storage area and an 800 square foot guest house. The property is a 1.4 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-283-006, located at **1060 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 3/28/05)

- |            |  |   |                            |
|------------|--|---|----------------------------|
| <b>11.</b> | <b>05BAR-00000-00072</b>                             | <b>Decker New Residence and Second Unit</b> | <b>660 Stonehouse Lane</b> |
|            | 05LUP-00000-00704 (Holly Bradbury, Planner 568-3577) |   | Ridgeline: N/A             |

Request of Bob Easton, architect for the owners, Steve Decker, to consider Case No. 05BAR-00000-00072 for **further conceptual review of a new residence of approximately 5,579 square feet, garage of approximately 930 square feet, attached residential second unit of 924 square feet and conversion of the existing single family dwelling to an artist studio of 800 square feet.** There is an approximately 800 square foot house currently existing on the parcel. The proposed

project will require approximately 125 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-028, located at **660 Stonehouse Lane** in the Montecito area, First Supervisorial District. **(Continued from 4/11/05 and 5/9/05)**

**12. 05BAR-00000-00144 Morton Single Family Dwelling Addition 550 Santa Angela Lane**

05LUP-00000-00612 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Valerie Froscher, architect for the owners, Hughes and Cece Morton, to consider Case No. 05BAR-00000-00144 for **conceptual review of an addition of approximately 412 square feet**. The following structures currently exist on the parcel: single family residence of approximately 2,106, garage of approximately 256 square feet and carport of approximately 325 square feet. The proposed project will require approximately 750 cubic yards of cut and no fill. The property is a 0.44 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-200-018, located at **550 Santa Angela Lane** in the Montecito area, First Supervisorial District.

**13. 05BAR-00000-00145 Clark Addition and Remodel 1574 Green Lane**

05CDP-00000-00045 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Randy and Amy Clark, to consider Case No. 05BAR-00000-00145 for **conceptual review of an addition of approximately 1,008 square feet consisting of new family room, laundry room, half bath and remodel of existing kitchen and portions of interior**. The following structures currently exist on the parcel: residence of approximately 3,286 square feet, guesthouse of approximately 634 square feet and garage of approximately 677 square feet. The property is a 0.96 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-290-016, located at **1574 Green Lane** in the Montecito area, First Supervisorial District.

**14. 05BAR-00000-00149 Lundegard Addition/Interior Remodel 27 Butterfly Lane**

05CDH-00000-00028 (Allen Bell, Planner 569-2033) Ridgeline: N/A

Request of Bob Easton, architect for the owners, John Lundegard, to consider Case No. 05BAR-00000-00149 for **conceptual review of an addition to an existing residence of approximately 340 square feet**. The following structures currently exist on the parcel: residence of approximately 6,150 square feet, garage of approximately 550 square feet and cabana of approximately 640 square feet. The property is a .61 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-036, located at **27 Butterfly Lane** in the Montecito area, First Supervisorial District.

**15. 05BAR-00000-00022 Our Lady of Mount Carmel Church 1300 East Valley Road**

05SCD-00000-00009 (Joddi Leipner, Planner 568-2514) Ridgeline: N/A

Request of Tom Kress, architect for Father Maurice O'Mahony, to consider Case No. 05BAR-00000-00022 for **further conceptual review of an 8 foot high garden wall, refuse enclosure with gates of approximately 455 square feet and Marian sculpture shrine enclosure of approximately 256 square feet**. The property is a 4.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-172-001, located at **1300 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05)**

**The Representatives of the following items should be in attendance at this MBAR**

**Meeting by 5:00 P.M.**

- |            |  |   |                            |
|------------|--|---|----------------------------|
| <b>16.</b> | <b>05BAR-00000-00029</b>   | <b>Spiva Addition and Garage</b>              | <b>768 Ayala Lane</b>      |
|            | 05LUP-00000-00547 (Lisa Martin, Planner 568-2032)  |   | Ridgeline: N/A             |
|            | Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for <b>further conceptual review of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet.</b> The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at <b>768 Ayala Lane</b> in the Montecito area, First Supervisorial District. <b>(Continued from 3/14/05 and 5/23/05)</b>    |   |                            |
| <b>17.</b> | <b>05BAR-00000-00150</b>   | <b>Arntz Demolition and Addition</b>          | <b>1525 Las Tunas Road</b> |
|            | 05LUP-00000-00708 (Holly Bradbury, Planner 568-3577)   |   | Ridgeline: N/A             |
|            | Request of Brian Miller, architect for the owners, Meichelle Arntz, to consider Case No. 05BAR-00000-00150 for <b>conceptual review of demolition of a garage and barn of approximately 1,288 square feet and demolition of residence and guest wing of approximately 1,100 square feet, addition of approximately 2,095 square feet.</b> The following structures currently exist on the parcel: residence of approximately 3,855 square feet, barn and garage of approximately 1,288 square feet and guesthouse of approximately 288 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-110-036, located at <b>1525 Las Tunas Road</b> in the Montecito area, First Supervisorial District. |   |                            |
| <b>18.</b> | <b>05BAR-00000-00153</b>   | <b>Spidell Addition</b>                       | <b>1530 Willina</b>        |
|            | (No Planner Assigned)  |   | Ridgeline: N/A             |
|            | Request of Tom Kimbrell, agent for the owners, Maurice N. Spidell, to consider Case No. 05BAR-00000-00153 for <b>conceptual review of a bathroom addition of approximately 107 square feet.</b> The following structures currently exist on the parcel: residence of approximately 1,925 square feet, garage of approximately 240 square feet, guest house of approximately 186 square feet and office of approximately 138 square feet. The property is a .019 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-204-008, located at <b>1530 Willina</b> in the Montecito area, First Supervisorial District.  |   |                            |
| <b>19.</b> | <b>04BAR-00000-00250</b>   | <b>Harper Single Family Dwelling Addition</b> | <b>1143 Hill Road</b>      |
|            | 04CDP-00000-00109 (Amy Trester, Planner 568-3116)  |   | Ridgeline: N/A/Urban       |
|            | Request of Peter Becker, architect for the owners, Debbie and Bob Harper, to consider Case No. 04BAR-00000-00250 for <b>conceptual and preliminary approval of an addition of approximately 345 square feet.</b> The following structures currently exist on the parcel: residence of approximately 1,085 square feet and attached garage of approximately 370   |   |                            |

square feet. The proposed project will not require grading. The property is a 0.26 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 009-352-003, located at **1143 Hill Road** in the Montecito area, First Supervisorial District.

**Miller Single Family Dwelling  
Remodel/Artist Studio**

**20. 05BAR-00000-00156  
1440 Wyant Road**

(No Planner Assigned)

Ridgeline: N/A

Request of Loren Solin, agent for the owners, Stephen Miller, to consider Case No. 05BAR-00000-00156 for **conceptual review of an addition of a master suite of approximately 345 square feet and artist studio addition of approximately 772 square feet.** The following structures currently exist on the parcel: residence of approximately 3,973 square feet and attached garage of approximately 444 square feet. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-430-019, located at **1440 Wyant Road** in the Montecito area, First Supervisorial District

**21. 05BAR-00000-00157  
Vereda Lane**

**Friedman Addition**

**150 La**

05CDP-00000-00054 (Lisa Martin, Planner 568-2032)

Ridgeline: N/A

Request of Bob Easton, architect for the owners Bruce and Sonia Friedman, to consider Case No. 05BAR-00000-00157 for **conceptual review of an addition to a lower floor of approximately 464 square feet, addition of a covered balcony of approximately 108 square feet and new roof deck over the existing garage of approximately 702 square feet.** The following structures currently exist on the parcel: residence of approximately 3,999 square feet, guesthouse of approximately 1,059 square feet and garage of approximately 702 square feet. The property is a 1.3 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-202-008, located at **150 La Vereda Lane** in the Montecito area, First Supervisorial District.