



# COUNTY OF SANTA BARBARA

## **REVISED AGENDA**

### **MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT**

Santa Barbara County  
Montecito Community Hall and Library  
1469 East Valley Road  
Santa Barbara, CA 93108  
(805) 568-2000

**Meeting Date: July 24, 2006  
3:00 P.M.**

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**Revisions: Coleman SFD Remodel/Addition, 05BAR-00000-00276, has been dropped from the Standard Agenda;  
Item #9 – 771 Garden Lane Trust Guard House, 05BAR-00000-00247, has been added to the Standard Agenda;  
Level of review for Item #7 – Holroyd SFD Demo/Rebuild, 06BAR-00000-00081, 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.
  - 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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**Site Visit - 2:00 P.M.**

**View Story Poles for Item No. 16 – Coady SFD Addition – 830 Romero Canyon Road**

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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 July 10, 2006 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 3:10 P. M.**

**FINAL APPROVAL**

- 1.      03BAR-00001-00210                      Behrman Terrace Extension                      843 Park Hill Lane**  
03LUP-00004-00868 (Tina Ryder, Planner 568-2001)                      Ridgeline: Rural

Request of Don Nulty, architect for the owners, Michael and Carol Behrman, to consider Case No. 03BAR-00001-00210 for **revised final approval of terrace extension of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,860 square feet and guest house of approximately 488 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 4.42 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-030-019, located at **843 Park Hill Lane** in the Montecito area, First Supervisorial District. (Continued from 8/18/03 and 11/17/03)
  
- 2.      05BAR-00000-00150                      Arntz Garage Change                      1525 Las Tunas Road**  
06LUP-00000-00584 (Holly Bradbury, Planner 568-3577)                      Ridgeline: N/A

Request of Brian Miller, agent for the owner, Meichelle Arntz, to consider Case No. 05BAR-00000-00150 for **revised final approval of moving a permitted garage to a new location and raising the plate height of the basement wing.** The following structures currently exist on the parcel: residence of approximately 4,850 square feet with basement of approximately 1,100 square feet. The proposed project will require no cut and approximately 75 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 **1525 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 6/20/05, 7/11/05, 7/25/05, 8/08/05, 5/22/06, 6/19/06, and 7/10/06)

**Item to be dropped from the Standard Agenda**

- Biltmore Hotel Alterations:**

**3.      05BAR-00000-00036                      Building U                      1260 Channel Drive**  
05CDP-00002-00064 (Julie Harris, Planner 568-3518)                      Ridgeline: N/A

Request of Steve Welton, Suzanne Elledge Planning and Permitting Services, agent for the owner, 1260 BB Property LLC, to consider Case No. 05BAR-00000-00036 for **revised final approval of Building "U" revisions to exterior balcony and chimneys and new landscape.** The following structures currently exist on the parcel: Four Seasons Biltmore Hotel. The proposed project will not require grading. The property is a 12.32 acre parcel zoned CV and shown as Assessor's Parcel Number 009-352-009, located at **1260 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 3/14/05, 7/11/05, and 12/05/05)

4. **04BAR-00001-00286 San Ysidro Ranch Revisions 900 San Ysidro Lane**  
04LUP-00002-00616 (Laura Bridley, Planner 966-7260) Ridgeline: N/A  
05LUP-00001-01051

Request of Suzanne Elledge Planning and Permitting Services, agent for the owner, San Ysidro BB Property, LLC, to consider Case No. 04BAR-00001-00286 for **revised final approval of construction of a new sound attenuation screen on the roof of the Stonehouse Kitchen ("dove cote"), new stone entry posts, relocation of the monument sign to a new 6 foot high stone wall, relocation of the main entry portal, and associated landscaping and lighting.** The following structures currently exist on the parcel: the San Ysidro Ranch with approximately 51,909 square feet of existing cottage, service, and maintenance buildings. The current project would not require grading. The property is a 14.24 gross acre parcel zoned C-V and shown as Assessor's Parcel Numbers 011-110-006, 007-050-026, 007-050-028, 007-020-038, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District. (Continued from 4/11/05, 5/9/05, 6/6/05, and 6/19/06)

5. **05BAR-00000-00286 Stoll Pool Cabana 1481 East Mountain Drive**  
06LUP-00000-00046 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A

Request of Tom Smith, architect for the owners, Robert and Meghan Stoll, to consider Case No. 05BAR-00000-00286 for **final approval of a 3,279 square foot basement conversion, pool cabana of 800 square feet, pool, as-built grading of 650 cubic yards (fill), compaction of existing fill material, and an as-built retaining wall 4 feet in height with associated hardscape and landscape improvements.** No trees are proposed for removal and no lighting is proposed. Approximately 1,200 cubic yards of cut and 230 cubic yards of new fill are proposed. The following structures currently exist on the parcel: residence of approximately 4,800 square feet, garage of approximately 700 square feet. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-100-046, located at **1481 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 12/05/05, 3/20/06, 4/24/06, and 6/19/06)

6. **05BAR-00000-00072 Stone (formerly Decker) Basement, Garage Conversion, New Garage and Single Family Dwelling Addition 660 Stonehouse Lane**  
06LUP-00000-00617 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Bob Easton, architect for the owner, Doug Stone, to consider Case No. 05BAR-00000-00072 for **revised final approval of a basement addition of 3,600 square feet, addition of approximately 651 square feet to existing residence, changes to a previously approved new residence of approximately 5,579 square feet, garage of approximately 930 square feet, and conversion of the existing single family dwelling to an artist studio of approximately 800 square feet.** There is an 800 square foot house currently existing on the parcel. The proposed project will require approximately 2000 cubic yards of cut and approximately 2000 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, 5/9/05, 6/20/05, 7/11/05, 9/12/05, 9/26/05, 10/10/05, and 7/10/06)

**Item to be dropped from the Standard Agenda**

## CONCEPTUAL REVIEW

7. **06BAR-00000-00081** **Holroyd Single Family Dwelling** **605 Para Grande Lane**  
**Demolition/Rebuild**  
06LUP-00000-00313 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- Request of Sam Holroyd, architect/owner, to consider Case No. 06BAR-00000-00081 for **further conceptual review of new residence of approximately 3,290 square feet (net) with attached garage of approximately 640 square feet (net) and pool.** The following structures currently exist on the parcel: residence of approximately 600 square feet and outbuilding of approximately 180 square feet. The proposed project will require approximately 250 cubic yards of cut and approximately 700 cubic yards of fill. The property is an 0.48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-120-014, located at **605 Para Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 5/08/06 and 6/19/06)

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

## PRELIMINARY APPROVAL

8. **06BAR-00000-00033** **Hurst Demo/New Single Family** **932 Park Lane**  
**Dwelling/Guesthouse/Cabana**  
06LUP-00000-00105 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban
- Request of Tom Meaney, architect for the owner, Harrison Hurst, to consider Case No. 06BAR-00000-00033 for **preliminary approval of new residence of approximately 9,182 square feet and basement of 3,268 square feet, detached garage of 800 square feet, detached garage of 575 square feet, new entry gates, retaining walls of up to eight feet in height, 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 2,300 cubic yards of cut and approximately 1,400 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 and 3/20/06)
9. **05BAR-00000-00247** **771 Garden Lane Trust Guard House** **771 Garden Lane**  
06LUP-00000-00466 (LSA Associates 568-2518) Ridgeline: N/A
- Request of David Brent, agent for the owner, 771 Garden Lane Trust, to consider Case No. 05BAR-00000-00247 for **preliminary approval of new, two-level guard house with no interior access between the two levels, consisting of a main level guard house of 551 square feet and a basement level storage/delivery area of 381 square feet. Also proposed is a new fountain, 7 feet 2 inches high retaining walls for the accessory structure, exterior stairs to access the lower level, a wrought iron gate of 9 feet 8.5 inches with 12 feet 9 inch posts and 9 foot 3 inch (maximum height) walls, and an enclosed natural gas generator.** The following structures currently exist on the parcel: residence of approximately 9,847 square feet, pool house of approximately 908 square feet, and attached 2-car garage of approximately 1,196 square feet. The proposed project will require approximately 499 cubic yards of cut and approximately 165 cubic yards of fill. The property is a 5.55 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District. (Continued from 6/19/06)

10. **04BAR-00000-00335** **Klink New Residence** **1787 Fernald Point Lane**  
04CDH-00000-00042 (Michelle Gibbs, Planner, 568-3508) Ridgeline: N/A
- Request of Vadim Hsu, architect for the owners, John and Patricia Klink, to consider Case No. 04BAR-00000-00335 for **preliminary/final of a new 2,602 square foot single-family residence with an attached 786 square foot garage on a 13,524 square foot (net) parcel.** Approximately 50 cubic yards of cut and 50 cubic yards of fill and 100 cubic yards of recompaction will be required. The existing swimming pool is proposed to be relocated approximately 70 feet to the south of its existing location. 200 cubic yards of cut and 200 cubic yards of fill will be required in order to relocate the pool. Existing development on the subject lot includes a swimming pool, plaster walls and paved patio areas. The property is a 13,524 square foot (net) lot zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-008, located at **1787 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 12/20/04, 8/8/05, 8/22/05, 9/26/05, 11/07/05, 1/09/06, 5/08/06, and 6/19/06)

### CONCEPTUAL REVIEW

11. **06BAR-00000-00151** **Stinson Accessory Structures** **1524 East Valley Drive**  
06LUP-00000-00630 (Amy Trester, Planner 568-3116) Ridgeline: Urban
- Request of Bob Easton, architect for the owners, Ken Stinson, to consider Case No. 06BAR-00000-00151 for **conceptual review of a new equipment enclosure of approximately 144 square feet for existing pond, new enclosed garden shed of approximately 192 square feet, and an enclosed garden shed of approximately 96 square feet.** The following structures currently exist on the parcel: residence of approximately 8,392 square feet, an attached garage of approximately 1,000 square feet and a guest house of approximately 800 square feet. The proposed project will require approximately 13 cubic yards of cut and approximately 13 cubic yards of fill. The property is a 6 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-070-032, located at **1524 East Valley Road** in the Montecito area, First Supervisorial District.
12. **06BAR-00000-00149** **Esrey Entry Gates** **881 Picacho Lane**  
06CUP-00000-00027 (Errin Briggs, Planner 568-2047) Ridgeline: N/A
- Request of Elizabeth Sorgman, agent for the owners, Mr. and Mrs. Esrey, to consider Case No. 06BAR-00000-00149 for **conceptual review of existing service gates of 8 feet 4 inches and 7 feet 7 inches in height.** The following structures currently exist on the parcel: residence of approximately 10,137 square feet with attached garage, basement of approximately 2,700 square feet, and approximately 2,150 square feet of parking. The proposed project will not require grading. The property is a 2.48 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-015, located at **881 Picacho 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.**

13. **06BAR-00000-00146** **Freimuth/Edwards Entry Gates/Columns/Walls** **404 & 405 Court Place at Santa Rosa Lane**  
06CUP-00000-00033 (Selena Buoni, Planner 568-2910) Ridgeline: N/A
- Request of Robert Senn, architect for the owners, Jane Friemuth and Ron and Betsy Edwards, to consider Case No. 06BAR-00000-00146 for **conceptual review of a replacement Court Place entry gate 20 feet in width and 7 feet 6 inches in height, columns 8 feet 6 inches in height, and**

**walls.** The following structures currently exist on the two parcels: two entry gates 12 feet in width and 6 feet tall with columns 7 feet in height. The proposed project will not require grading. The two properties total 2.02 acres, are zoned 2-E-1, and are shown as Assessor's Parcel Numbers 007-450-001 and -008, located at **404 and 405 Court Place at Santa Rosa Lane** in the Montecito area, First Supervisorial District.

14. **06BAR-00000-00150 Bergthold Additions, Garage and Workshop 253 Oak Road**  
06LUP-00000-00150 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tai Yeh, architect for the owners, Kurt and Heather Bergthold, to consider Case No. 06BAR-00000-00150 for **conceptual review of a 1<sup>st</sup> floor addition of approximately 1,184 square feet and 2<sup>nd</sup> floor addition of approximately 370 square feet to existing residence and new detached 2-car garage with attached workshop of approximately 590 square feet.** The following structures currently exist on the parcel: residence of approximately 1,050 square feet with detached garage of approximately 220 square feet (to be demolished). The proposed project will not require grading. The property is a 0.26 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-122-016, located at **253 Oak Road** in the Montecito area, First Supervisorial District.

15. **06BAR-00000-00145 Garden Lane Trust Garage Conversion 771 Garden Lane**  
06LUP-00000-00546 (LSA Associates, 568-2518) Ridgeline: Urban

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00145 for **conceptual review of a garage conversion of approximately 738 square feet and grading associated with the construction of a subterranean garage, driveway with a three-foot retaining wall, and a landscaped terrace, including outdoor fireplace.** The following structures currently exist on the parcel: cabana of approximately 800 square feet, residence of approximately 9,847 square feet, attached garage of approximately 738 square feet, and guesthouse of approximately 500 square feet. The proposed project will require approximately **2,688 cubic yards of cut and 599 cubic yards of fill, with a net export of 2,089 cubic yards of material.** The property is a 5.5 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-120-004, located at **771 Garden Lane** in the Montecito area, First Supervisorial District.

16. **06BAR-00000-00132 Coady Single Family Dwelling Addition 830 Romero Canyon Road**  
06LUP-00000-00499 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of James Zimmerman, architect for the owners, William and Loren Coady, to consider Case No. 06BAR-00000-00132 for **further conceptual review of a 2-story addition of approximately 1,244 square feet to existing residence.** The following structures currently exist on the parcel: residence of approximately 3,271 square feet with detached garage of approximately 400 square feet, detached studio unit of approximately 586 square feet, and pool house of approximately 108 square feet. The proposed project will not require grading. One oak tree is proposed to be removed. The property is a 1.71 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-021, located at **830 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 7/10/06)