



# COUNTY OF SANTA BARBARA

---

## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

**Meeting Date: August 13, 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

---

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		

---

- 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.
  - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
  - 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 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.
- 

**Site Visit - 2:00 P.M.**

**View Story Poles for Item No. 8 – Gunderson SFD Demo/Rebuild – 634 Cowles Road**

---

### 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 30, 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.	<b>Black Single Family</b>	<b>329 San Ysidro Road</b>
	<b>Dwelling Addition/Remodel</b>	
	07BAR-00000-00158	Ridgeline: N/A
	07LUP-00000-00411 (Amy Trester, Planner 568-3116)	

Request of Harrison Design Associates, architect for the owner, Noel Black, to consider Case No. 07BAR-00000-00158 for **preliminary/final approval on consent of a master suite addition of approximately 596 square feet, a deck of 172 square feet and a master bed/kitchen remodel of approximately 289 square feet. Also proposed is a new pool and conversion of the (unpermitted) guesthouse to a pool cabana.** The following structures currently exist on the parcel: a residence of approximately 1,720 square feet with a detached garage of approximately 912 square feet, and guesthouse of approximately 556 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-080-037, located at **329 San Ysidro Road** in the Montecito area, First Supervisorial District. (Continued from 7/02/07 and 07/16/07)

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.**

**DISCUSSION ITEM**

1. NPDES Storm Water Permit  
(Cathleen Garnard, Civil Engineer, Public Works Department 568-3561)

Staff from Project Clean Water, Public Works Department, will provide a briefing of the County's program to implement the NPDES General Permit for storm water discharges. The permit itself covers many areas, including a requirement to protect water quality from new development and redevelopment through the use of bioswales, pervious paving, storm water detention, etc. One of the permit requirements is to evaluate our procedures and practices for permitting new development. This presentation will include a report on that evaluation and improvements that can be made to assure that the county complies with the NPDES permit requirements for new development.

**FINAL APPROVAL**

2. **06BAR-00000-00008** **McKinley Single Family Dwelling Addition** **1520 Las Tunas Road**  
07LUP-00000-00156 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Ochsner, architect for the owners, Bill and Sue McKinley, to consider Case No. 06BAR-00000-00008 for **final approval of demolition of an existing 3,299 square foot residence and 1,118 square foot garage and construction of a new residence of approximately 5,758 (net) square feet with a detached 940 square foot garage and removal of an existing pool. The new residence would have a maximum height of approximately 31 feet. Also included in the proposal is a new pool, new driveway with motor court and associated retaining walls.** The following structures currently exist on the parcel: residence of approximately 3,299 square feet with detached garage of approximately 1,118 square feet (to be demolished). The proposed project will require approximately 300 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-014, located at **1520 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 2/06/06, 3/13/06, 4/10/06, and 6/18/07)

3. **05BAR-00000-00313** **Gibbons Accessory Structure, Cabana, Wine Room, and Residential Remodel** **1136 Glenview Road**  
05LUP-00000-01344 (Nicole Mashore, Planner 884-8068) Ridgeline: Urban

Request of Peter Kavoian, agent for the owners, Ed and Deborah Gibbons, to consider Case No. 05BAR-00000-00313 for **final approval of a new main residence terrace of approximately 471 square feet.** The following structure currently exists on the parcel: residence of approximately 6,811 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-046, located at **1136 Glenview Road** in the Montecito area, First Supervisorial District. (Continued from 1/09/06, 11/27/06, 1/08/07, 2/05/07, and 2/26/07)

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

**PRELIMINARY APPROVAL**

4. **07BAR-00000-00036** **Pieper Garage and Entry/Atrium Addition** **41 Ridgeview Road**  
07LUP-00000-00285 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of John Eisenbeisz, EDS, architect for the owners, Kemp and Susan Pieper, to consider Case No. 07BAR-00000-00036 for **preliminary/final approval 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. (Continued from 3/26/07)

5. **07BAR-00000-00063** **Lawarre Dwelling Addition and Garages** **1599 East Valley Road**  
07LUP-00000-00322 (Travis Cleveland, Planner, 568-2054) Ridgeline: N/A

Request of Ray Ketznel, Ketznel and Goodman, architect for the owner, William Lawarre, to consider Case No. 07BAR-00000-00063 for **preliminary/final approval of an addition of**

**approximately 3,586 square feet (including partial demolition of approximately 2,833 square feet, for a net gain of approximately 753 square feet) to the existing residence, an attached 1-car garage of approximately 331 square feet, an attached 2-car garage of approximately 563 square feet, and an attached 3-car garage of approximately 946 square feet, and relocation of basement stairs.** The following structures currently exist on the parcel: two-story residence of approximately 7,206 square feet, basement of approximately 1,080 square feet, detached 6-car garage of approximately 1,104 square feet (to be demolished), and 2 pre-fabricated carports of approximately 640 total square feet (to be demolished). The proposed project will require 20 cubic yards of cut and 100 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-220-060, located at **1599 East Valley Road** in the Montecito area, First Supervisorial District. (Continued from 4/09/07 and 4/23/07)

- Halstead LLC Single Family**
6. **07BAR-00000-00049 Dwelling and Cabana 1398 Oak Creek Canyon Road (Lot 7)**  
07LUP-00000-00280 (Selena Buoni, Planner 568-2910) Ridgeline: Rural
- Request of Don Nulty, architect for the owner, Halstead LLC, to consider Case No. 07BAR-00000-00049 for **preliminary approval 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 3,975 cubic yards of cut and approximately 1,307 cubic yards of fill. Six oak trees are proposed to be removed, and four others will be impacted by the driveway. 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, 5/07/07, and 7/16/07)

## CONCEPTUAL REVIEW

- Dalziel Single Family**
7. **07BAR-00000-00186 Dwelling Additions and Wall 1251 East Valley Road**  
07LUP-00000-00353 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A  
07CUP-00000-00041  
07VAR-00000-00003
- Request of William J. Dalziel, owner, to consider Case No. 07BAR-00000-00186 for **conceptual review of as-built additions of approximately 594 square feet to the existing residence, and as-built wall exceeding 6 feet in height.** The following structures currently exist on the parcel: single-story residence of approximately 900 square feet with an attached garage of approximately 246 square feet and guesthouse of approximately 393 square feet. The proposed project will not require grading. The property is a 0.11 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-030-010, located at **1251 East Valley Road** in the Montecito area, First Supervisorial District.
- Gunderson Single Family**
8. **06BAR-00000-00242 Dwelling Demolition and Rebuild 634 Cowles Road**  
06LUP-00000-00869 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban
- Request of David Ferrin, architect for the owner, Paul Gunderson, to consider Case No. 06BAR-00000-00242 for **further conceptual review and preliminary approval of new residence of approximately 3,727 square feet with attached garage of approximately 520 square feet.** The following structures currently exist on the parcel: residence of approximately 1,532 square feet with attached garage of approximately 318 square feet (both to be

demolished), and guest house of approximately 666 square feet. The proposed project will require approximately 550 cubic yards of cut and approximately 360 cubic yards of fill. The property is a 1.14 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-016, located at **634 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 10/23/06)

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

9. **07BAR-00000-00201**                      **771 Garden Lane Trust Guesthouse**                      **771 Garden Lane**  
07LUP-00000-00201 (Jim Heaton, Planner 568-2516)                      Ridgeline: N/A
- Request of Odom Stamps, architect for the owners, 771 Garden Lane Trust, to consider Case No. 07BAR-00000-00201 for **conceptual review of conversion of the existing carport to be a guesthouse of approximately 552 square feet with new exterior deck of approximately 243 square feet.** The following structures currently exist on the parcel: residence of approximately 10,597 square feet with basement of approximately 2,038 square feet, pool house of approximately 908 square feet, guard house of approximately 381 square feet, exercise/laundry building of approximately 1,150 square feet, carport of approximately 500 square feet, and attached garage of approximately 1,739 square feet (551 square feet at guard house). The proposed project will require approximately 20 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 5.56 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.
10. **07BAR-00000-00172**                      **Geyer Single Family Dwelling Addition/Remodel**                      **2110 East Valley Road**  
07LUP-00000-00454 (Amy Trester, Planner 568-3116)                      Ridgeline: N/A
- Request of Peter Becker, architect for the owners, Will and Maggie Geyer, to consider Case No. 07BAR-00000-00172 for **conceptual review of a kitchen addition of approximately 58 square feet and remodel of approximately 1,392 to the existing residence, bath addition of approximately 106 square feet to an existing accessory structure, new pergola of approximately 263 square feet, new site wall 6 feet 6 inches in height and 40 feet in length at master bath garden, and new stone paths.** The following structures currently exist on the parcel: residence of approximately 3,871 square feet with a detached 2-car garage of approximately 300 square feet, accessory building of approximately 534 square feet, and guesthouse of approximately 510 square feet. The proposed project will not require grading. The property is a 1.90 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-140-017, located at **2110 East Valley Road** in the Montecito area, First Supervisorial District.
11. **07BAR-00000-00173**                      **Bissell Single Family Dwelling, Garage, Cabana**                      **1119 Alston Road**  
07LUP-00000-00455 (Sarah Clark, Planner 568-2059)                      Ridgeline: N/A
- Request of Glen Deisler, Harrison Design Associates, architect for the owner, Joseph Bissell, to consider Case No. 07BAR-00000-00173 for **conceptual review of a new two-story residence of approximately 5,490 square feet with an attached 3-car garage of approximately 798 square feet, cabana of approximately 800 square feet, garden structure of approximately 93 square feet, covered terrace of approximately 807 square feet, site and retaining walls, and entry gate six feet in height with pillars seven feet in height.** The lot is currently vacant. The proposed project will require no cut and approximately 250 cubic yards of fill. The property is a

1.04 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-101-011, located at **1119 Alston Road** in the Montecito area, First Supervisorial District.

12. **07BAR-00000-00180** **Levine/Leichtman Single Family Dwelling**  
**Addition, Cabana, Green House** **819 San Ysidro Lane**  
(no planner assigned) Ridgeline: N/A

Request of Paul Williger and Sarah Brar, Appleton and Associates, architect for the owners, Arthur Levine and Lauren Leichtman, to consider Case No. 07BAR-00000-00180 for **conceptual review of the partial demolition of approximately 236 square feet, first floor addition of approximately 1,725 square feet and second floor addition of approximately 1,174 square feet to the existing residence, new basement of approximately 1,512 square feet, new attached garage of approximately 619 square feet, gym/cabana of approximately 800 square feet, and green house of approximately 300 square feet.** The following structures currently exist on the parcel: residence of approximately 5,317 square feet with a detached garage of approximately 535 square feet (to be demolished) and detached studio of approximately 440 square feet. The proposed project will require approximately 650 cubic yards of cut and fill. The property is a 1.31 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-110-015, located at **819 San Ysidro Lane** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 6:00 P.M.**

13. **07BAR-00000-00209** **Gaba Single Family**  
**Dwelling Addition/Remodel** **1060 Channel Drive**  
07CDH-00000-00024 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Tom Ochsner, architect for the owner, Hal Gaba, to consider Case No. 07BAR-00000-00209 for **conceptual review of a remodel of approximately 2,800 square feet and an addition of approximately 1,582 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 3,320 square feet with detached garage of approximately 796 square feet, basement of approximately 307 square feet, guesthouse of approximately 800 square feet, and BBQ pavilion of approximately 365 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. 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.