



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: August 21, 2006
3:00 P.M.**

Revisions: Item C-1 (05BAR-00000-00202) – Friesen SFD Additions and Carport Demo, has been added to the Consent Agenda; Early SFD Addition and Garage (06BAR-00000-00101), has been dropped from the Consent Agenda; 06BAR-00000-00017 – Luria New SFD, has been dropped from the Standard Agenda. Item #1 (06BAR-00000-00150) - Bergthold Additions, Garage, and Workshop, has been added to the Standard Agenda; Site Visit for Items #1 (06BAR-00000-00150) Bergthold Additions, Garage, and Workshop and #10 (06BAR-00000-00106) – Willow Trust (formerly Mathews/Salazar) Realty Project, have been added to the agenda.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Raymond Ketzler	David Villalobos - MBAR Secretary
Sam Maphis	Julie Harris - Planner III
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.
 - 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 Visits - 2:00 P.M.

View Story Poles for Item No. 1 – Bergthold Additions, Garage, and Workshop – 253 Oak Road

View Story Poles for Item No. 3 – Hurst Demo/New SFD/Guesthouse/Cabana – 932 Park Lane

View Story Poles for Item No. 10 – Willow Trust (formerly Mathews/Salazar) Realty Project – 1585 Las Tunas Rd.

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 August 7, 2006 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-00000-00202 Friesen Single Family Dwelling 2711 Bella Vista Drive
Additions and Carport Demolition
06 LUP-000-00564 (Selena Buoni, Planner 568-2910) Ridgeline: Rural

Request of Suzanne Elledge, agent for the owner, Gil Friesen, to consider Case No. 05BAR-00000-00202 for **final approval on consent of a one-story single family dwelling addition of approximately 1,572 square feet, basement addition of approximately 1,336 square feet, and demolition of existing carport.** The following structures currently exist on the parcel: main residence of approximately 5,325 square feet, caretaker residence of approximately 954 square feet, study of approximately 1,003 square feet, and three garages of approximately 433, 433 and 416 square feet. The proposed project will require approximately 125 cubic yards of cut and approximately 290 cubic yards of fill. The property is a 7.42 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 155-030-007, located at **2711 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 1/23/06 and 8/07/06)

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 3:10 P. M.

PRELIMINARY APPROVAL

1. 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 **preliminary approval of a 1st floor addition of approximately 1,184 square feet and 2nd 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. (Continued from 7/24/06)

2. **04BAR-00000-00323 Klink Single Family Dwelling Addition 1787 Fernald Point Lane**
04CDH-00000-00039 (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-00000-00323 for **preliminary/final approval of a 150 square foot addition, 425 square foot new deck and a 750 square foot interior remodel to an existing 6,413 square foot residence.** The existing structures on the parcel include a two-story residence of approximately 6,413 square feet, a pool, beach cabana, and guesthouse with attached garage. The addition would not necessitate any grading or tree removal. The property is a 30,837 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, and 8/22/05, 9/26/05)

3. **06BAR-00000-00033 Hurst Demo/New Single Family Dwelling/Guesthouse/Cabana 932 Park Lane**
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 **preliminary approval of new residence of approximately 9,182 square feet and basement of 3,268 square feet, detached garage of 800 square feet, 575 square foot detached garage with attached 225 square foot accessory structure, 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 net (3.99 gross) 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, and 7/24/06)

4. **06BAR-00000-00057 Bauernfeind (formerly Heyer) Single Family Dwelling Addition and Guesthouse 1366 Oak Creek Canyon Road (Lot 1)**
06LUP-00000-00255 (Errin Briggs, Planner 568-2047) Ridgeline: Rural

Request of Don Nulty, architect for the owners, Bauernfeind Roman Corporation, to consider Case No. 06BAR-00000-00057 for **preliminary approval of an addition of approximately 1,863 square feet to existing residence and new guest house of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,616 square feet and garage/storage building of approximately 1,046 square feet. The proposed project will require approximately 424 cubic yards of cut and approximately 238 cubic yards of fill. The property is a 6.97 acre parcel zoned RES-100 and shown as Assessor's Parcel Number 011-280-003, located at **1366 Oak Creek Canyon Road (Lot 1)** in the Montecito area, First Supervisorial District. (Continued from 3/20/06)

CONCEPTUAL REVIEW

5. **06BAR-00000-00178 Kwock Cabana 976 Hot Springs Road**
06LUP-00000-00656 (LSA Associates, 568-2518) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Danny Kwock, to consider Case No. 06BAR-00000-00178 for **conceptual review of new pool cabana of approximately 800 square feet, 264.5 linear feet of retaining walls, 774.22 cubic yards of landscaping grading, and a 75**

square foot barbecue area under an existing trellis . The following structures currently exist on the parcel: residence of approximately 3,970 square feet with 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.

<p style="text-align: center;">The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P.M.</p>
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6. **06BAR-00000-00184** **Pollack Additions & Cabana** **2145 Piedras Drive**
06LUP-00000-00678 (Nicole Mashore, Planner 884-8068) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Tom Pollack, to consider Case No. 06BAR-00000-00184 for **conceptual review of 1st floor addition of approximately 1,616 square feet to existing residence, garage addition of approximately 440 square feet, and cabana addition of approximately 384 square feet.** The following structures currently exist on the parcel: residence of approximately 1,542 square feet with attached garage of approximately 453 square feet. The proposed project would require less than 50 cubic yards of cut and fill. Fifteen oaks would be impacted as a result of the proposed development. One specimen pine is proposed for removal. The property is a 1.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-043, located at **2145 Piedras Drive** in the Montecito area, First Supervisorial District.
7. **06BAR-00000-00186** **Cheema Single Family Dwelling** **1520 San Leandro Lane**
06CDP-00000-00087 (Selena Buoni, Planner 568-2910) Ridgeline: N/A
- Request of Tom Smith, architect for the owners, Gautham Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **conceptual review of new residence of approximately 3,750 square feet with attached garage of approximately 882 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 37,675 square foot acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-012, located at **1520 San Leandro Lane** in the Montecito area, First Supervisorial District.
8. **06BAR-00000-00175** **Gevirtz Single Family Dwelling,
Trellis, and Covered Patio** **McLean Lane**
06LUP-00000-00639 (Deborah Kramer, Planner 568-2021) Ridgeline: N/A
- Request of Don Nulty, architect for the owner, Marilyn Gervirtz, to consider Case No. 06BAR-00000-00175 for **conceptual review of new residence of approximately 3,718 square feet with attached 2-car garage of approximately 572 square feet, trellis of approximately 480 square feet, and covered patio of approximately 300 square feet.** The lot is currently vacant. The proposed project will require approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.36 net (1.05 gross) acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-520-008, located at **McLean Lane** in the Montecito area, First Supervisorial District.
9. **06BAR-00000-00194** **Mendelsohn Outdoor Kitchen/Gazebo** **986 La Paz Road**
06LUP-00000-00699 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of Tanya Rosenberg, architect for the owner, Joel Mendelsohn, to consider Case No. 06BAR-00000-00194 for **conceptual review of a gazebo of approximately 136 square feet and an outdoor kitchen.** The following structures currently exist on the parcel: residence of approximately 3,714 square feet with detached garage with recreation room of approximately 799

square feet, and detached hobby room of approximately 526 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 34,848 square foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-060-027, located at **986 La Paz Road** in the Montecito area, First Supervisorial District.

- Willow Trust (formerly Mathews/Salazar)**
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| 10. | 06BAR-00000-00106 | Realty Project | 1585 Las Tunas Road |
| | 06LUP-00000-00558 (LSA Associates, 568-2518) | | Ridgeline: N/A |

Request of Douglas Beard, architect for the owners, Brett Mathews and Ginger Salazar, to consider Case No. 06BAR-00000-00106 for **further conceptual review of a new 3,378 square foot addition to an existing 7,763 square foot residence, remodel of 3,782 square feet of the existing residence, a new 477 square foot gate/storage and "retreat" structure, which is technically two accessory structures attached by a common wall, a new 800 square foot guesthouse and covered patio with a new 96 square foot storage structure, a new 410 square foot cabana with outdoor shower, a new 70 square foot enclosure for a new generator, a new 432 square foot trellis, miscellaneous retaining and decorative walls, hardscape and landscaping, and demolition of an existing shed, sauna and fire pit..** The following structures currently exist on the parcel: residence of approximately 7,735 square feet with attached garage of approximately 570 square feet, tool shed of approximately 276 square feet, and sauna of approximately 117 square feet. The proposed project will require approximately 225 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 2.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-003, located at **1585 Las Tunas Road** in the Montecito area, First Supervisorial District. (Continued from 5/22/06)

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

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| 11. | 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 **further 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 require 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. (Continued from 7/24/06)

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| 12. | 06BAR-00000-00195 | Petratis Basement | 918 Chelham Way |
| | 06LUP-00000-00375 (Dan Gullett, Planner 568-2002) | | Ridgeline: Urban |

Request of Joseph Gardner, architect for the owner, Judith Petratis, to consider Case No. 06BAR-00000-00195 for **conceptual review and preliminary/final approval of a proposed remodel of understory crawl space to 458 square feet of habitable space to create storage space, a new study, and a bathroom.** The following structures currently exist on the parcel: a residence of approximately 2,862 square feet with an attached garage of approximately 510 square feet. There would be no change to the existing footprint of the residence and garage. The proposed project would not require grading or tree removal. The property is a 0.28 acre

parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-131-004, located at **918 Chelham Way** in the Montecito area, First Supervisorial District.

- 13. 06BAR-00000-00198 Askari Covered Patio Addition, Entry Remodel, and Exterior Remodel 1084 Golf Road**
06LUP-00000-00710 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Braden Sterling, architect for the owner, Tannaz Askari, to consider Case No. 06BAR-00000-00198 for **conceptual review of covered patio addition of approximately 532 square feet, entry remodel, and new exterior plaster.** The proposed project will not require grading. The property is a 3.16 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-011, located at **1084 Golf Road** in the Montecito area, First Supervisorial District.

- 14. 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 **further conceptual review of a garage conversion of approximately 750 square feet, grading associated with the construction of an 1,800 square foot basement storage area, a 3-car covered carport of approximately 500 square feet, and a landscaped terrace, including site walls, trellis, and 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 **434 cubic yards of cut to be used as fill for landscaping modifications onsite.** 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. (Continued from 07/24/06)

FINAL APPROVAL

- 15. 03BAR-00001-00210 Behrman Terrace Extension 843 Park Hill Lane**
06LUP-00000-00777 (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 to add an approximately 800 square foot terrace extension approximately 15 feet wide and 52 feet in length with 6 1/2 foot high retaining wall with stone facing and a 8-foot fill slope, a relocated outdoor parking area for two cars with a new retaining wall with stone facing varying in height from one foot to 4 feet at the motorcourt, and a revised stone site wall to the north of the residence.** 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 7/24/06, 8/18/03, 11/17/03, and 7/24/06)