



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: October 8, 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 Ketzell	David Villalobos	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</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.
  - 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.
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### Site Visits - 2:00 P.M.

**View Story Poles for Item No. 3 – Marshall SFD Demo/Rebuild/Modification – 846 Lilac Drive**

**View Story Poles for Item No. 10 – Bissell SFD, Garage, Cabana – 1119 Alston 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 September 24, 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-00000-00219** **Limonick Single Family Dwelling** **615 El Bosque Road**  
**Addition/Accessory Building Conversion**  
07LUP-00000-00573 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Eric Swenumson, agent for the owner, Daveena Limonick, to consider Case No. 07BAR-00000-00219 for **final approval on consent of a one-story addition of approximately 226 square feet to connect residence with existing accessory building, and conversion of accessory building to master bedroom.** The following structures currently exist on the parcel: residence of approximately 1,910 square feet with a detached garage of approximately 420 square feet and accessory building of approximately 830 square feet. The proposed project will require less than five cubic yards of grading. The property is a 0.69 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 011-210-016, located at **615 El Bosque Road** in the Montecito area, First Supervisorial District. (Continued from 9/24/07)

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. **07BAR-00000-00096** **Radtkey/Van Atta Single** **880 Coyote Road**  
**Family Dwelling Demo/Rebuild**  
07LUP-00000-00370 (Eric Gage, Planner 568-2002) 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 **final approval of a two-story new residence of approximately 2,465 square feet, 2-car garage of approximately 655 square feet, veranda of approximately 502 square feet, and approximately 901 square feet of unconditioned storage space.** The house proposes a green roof and solar panels. A total of 8 Eucalyptus trees are proposed for removal, to be replaced with Toyon trees and associated landscaping, to include a small orchard. The following structure currently exists on the parcel: two-story residence of approximately 1,000 square feet (to be demolished). The proposed project will require approximately 325 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. (Continued from 5/07/07 and 8/27/07)

- Halstead LLC Single Family**
2. **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 **final 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, cabana of approximately 317 square feet, pool, new driveway, hardscaping, and retaining walls.** The lot is currently vacant. The proposed project will require approximately 5,681 cubic yards of cut and approximately 546 cubic yards of fill. Five oak trees are proposed to be removed, and eight 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, 7/16/07, and 8/13/07)

### PRELIMINARY APPROVAL

- Marshall Single Family Dwelling**
3. **07BAR-00000-00195 Demo/Rebuild, Guesthouse Addition, Tool Shed Remodel and Modification 846 Lilac Drive**  
07LUP-00000-00525 (J. Ritterbeck, Planner 568-3509) Ridgeline: Urban  
07MOD-00000-00008
- Request of Christopher Manson-Hing, architect for the owners, Siri and Robert Marshall, to consider Case No. 07BAR-00000-00195 for **preliminary approval of the demolition of the existing residence of approximately 3,037 square feet and attached 2-car garage of approximately 448 square feet, construction of a new residence of approximately 3,683 square feet with a basement of approximately 2,135 square feet and a new detached garage of approximately 571 (gross) square feet, the demolition of the existing guesthouse of approximately 733 (gross) square feet and construction of a new guesthouse of approximately 800 (gross) square feet, the interior remodel, roof change, and change in use of the existing tool shed to a gymnasium of approximately 175 square feet, and for a modification to allow the proposed gym to encroach 16 feet into the required front setback of 50 feet from road centerline.** The following structures currently exist on the parcel: residence of approximately 3,037 square feet with an attached garage of approximately 448 square feet and basement of approximately 226 square feet, guesthouse of approximately 733 square feet, and tool shed of approximately 180 square feet. The proposed project will require approximately 1,350 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 2.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-020, located at **846 Lilac Drive** in the Montecito area, First Supervisorial District. (Continued from 8/27/07)

### CONCEPTUAL REVIEW

- Birnam Wood Golf**
4. **07BAR-00000-00227 Club Additions/Remodel 2031 Packing House Road**  
(no planner assigned) Ridgeline: N/A
- Request of Thiep Cung, architect for the owner, Birnam Wood Golf Club, to consider Case No. 07BAR-00000-00227 for **conceptual review of a new storage building of approximately 472 square feet, new tennis shop of approximately 270 square feet, demolition of housekeeping building of approximately 282 square feet, addition of approximately 168 square feet and interior remodel of approximately 311 to existing pro shop, and addition of approximately 1,002 square feet and interior remodel of approximately 6,219 square feet to the existing clubhouse.** The following structures currently exist on the parcels:

clubhouse of approximately 27,795 square feet with basement of approximately 19,107 square feet and attic storage of approximately 3,148 square feet, cottages of approximately 4,168 square feet, pro shop of approximately 1,235 square feet (1,303 square feet approved), housekeeping building of approximately 282 square feet, and housekeeping office of approximately 260 square feet. The proposed project will require approximately 282 cubic yards of cut and approximately 310 cubic yards of fill. The property is 5.64 acres zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-390-036 and 007-390-007, located at **2031 Packing House Road** in the Montecito area, First Supervisorial District.

5. **07BAR-00000-00237** **Feldman Single Family Dwelling Addition and Garage** **661 Park Lane**  
(no planner assigned) Ridgeline: N/A

Request of Thiep Cung, architect for the owner, Janice Feldman, to consider Case No. 07BAR-00000-00237 for **conceptual review of an addition of approximately 1,622 square feet to the existing residence, new attached garage of approximately 600 square feet, and enclosed patio of approximately 683 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 2,287 square feet, guesthouse of approximately 691 square feet, shack of approximately 135 square feet, and carport of approximately 520 square feet (to be demolished). The proposed project will not require grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-120-063, located at **661 Park Lane** 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-00000-00245** **Zacara Pavilion, Pergola, Generator Enclosure** **1104 Channel Drive**  
07CDH-00000-00029 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Everett Woody, agent for the owner, Zacara LLC., to consider Case No. 07BAR-00000-00245 for **conceptual review of a new pavilion of approximately 500 square feet, pergola of approximately 230 square feet, and backup generator enclosure.** The following structures currently exist on the parcel: residence of approximately 4,445 square feet with an attached 3-car garage of approximately 800 square feet, attached residential second unit of approximately 750 square feet, and 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.

7. **07BAR-00000-00247** **Smith Remodel, Trellis, Pavilion, and Fireplace** **1215 Mesa Road**  
07CDP-00000-00104 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Tom Smith, architect for the owner, Christine Smith, to consider Case No. 07BAR-00000-00247 for **conceptual review of an exterior remodel, trellis of approximately 600 square feet, pavilion of approximately 196 square feet, and outdoor fireplace.** The following structures currently exist on the parcel: residence of approximately 2,432 with an attached garage of approximately 417 square feet. The proposed project will not require grading. The property is a 0.44 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-004, located at **1215 Mesa Road** in the Montecito area, First Supervisorial District.

8. **07BAR-00000-00240 Laguna Blanca Shade Structure 260 San Ysidro Road**  
07SCD-00000-00033 (Lisa Hosale, Planner 568-2007) Ridgeline: N/A  
07LUP-00000-00633

Request of Syndi Souter, agent for the owner, Harber Family Trust 11/11/00, to consider Case No. 07BAR-00000-00240 for **conceptual review and preliminary/final approval of a new shade structure of approximately 990 square feet.** The following structures currently exist on the parcel: main building of approximately 2,446 square feet, classroom building of approximately 2,959 square feet, music room of approximately 407 square feet, science lab of approximately 544 square feet, art rooms of approximately 448 square feet, and sheds of approximately 350 square feet. The proposed project will not require grading. The property is a 1.95 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-140-032, located at **260 San Ysidro Road** in the Montecito area, First Supervisorial District.

9. **06BAR-00000-00186 Cheema Single Family Dwelling 1520 San Leandro Lane**  
06CDP-00000-00087 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Dale Pekarek, architect for the owners, Gautam Pai and Brooke Cheema, to consider Case No. 06BAR-00000-00186 for **further conceptual review of a new residence of approximately 2,785 square feet with an attached garage of approximately 453 square feet.** The lot is currently vacant. The proposed project will not require grading. The property is a 0.86-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. (Continued from 8/21/06)

10. **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 **further conceptual review and preliminary approval 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. (Continued from 8/13/07)

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

11. **07BAR-00000-00163 Davis Single Family Dwelling Unassigned Romero Canyon Road**  
07LUP-00000-00662 (Jim Heaton, Planner 568-2516) Ridgeline: N/A

Request of William Araluce, architect for the owner, Mary Davis, to consider Case No. 07BAR-00000-00163 for **further conceptual review of a new two-story residence of approximately 2,799 square feet with an attached garage of approximately 731 square feet and basement of approximately 1,689 square feet.** The lot is currently vacant. The proposed project will require approximately 420 cubic yards of cut and approximately 471 cubic yards of fill. The property is a 0.38 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-152-019, located at **Unassigned Romero Canyon Road (vacant lot just north of 675**

**Romero Canyon Road**) in the Montecito area, First Supervisorial District. (Continued from 7/02/07 and 7/16/07)

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|-----|---|-------------------------|
| 12. | <b>Music Academy of the<br/>West Phase 2 Addition/Remodel</b> | <b>1070 The Fairway</b> |
|     | (no planner assigned)   | Ridgeline: N/A          |

Request of Thomas Bollay, architect for the owner, The Music Academy of the West, to consider Case No. 07BAR-00000-00252 for **conceptual review of a partial demolition of approximately 2,352 square feet, remodel of approximately 1,536 square feet, basement addition of approximately 4,616, and first floor addition of approximately 4,753 to the existing administration building.** The following structures currently exist on the parcel: recital hall building of approximately 11,340 square feet, administration building of approximately 14,980 square feet, residence building of approximately 1,270 square feet, two retail buildings of approximately 2,540 total square feet, and four practice studio buildings of approximately 14,240 total square feet. The proposed project will require approximately 2,090 cubic yards of cut, approximately 152 cubic yards of fill, and approximately 1,938 cubic yards of export. The property consists of 9.04 total acres zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-029 and -030 and, located at **1070 The Fairway** in the Montecito area, First Supervisorial District.