



# 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: December 18, 2006  
3:00 P.M.**

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**Revision: 06BAR-00000-00054 – West House Gate, Entry Walls, and Driveway, has been dropped from the Standard Agenda; 06BAR-00000-00276 – Hann SFD Addition/Remodel, has been dropped from the Standard Agenda (and Items #5 through #10 have been re-numbered accordingly); Item #2 (06BAR-00000-00247) – Kreiger Carport and Workshop, has been added to the Standard Agenda.**

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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. 6 – Soloman SFD/Cabana/Guesthouse/Pool – 1782 Jelinda Drive**

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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 December 11, 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. 04BAR-00000-00336                      Periwinkle Residence Addition/Remodel                      1753 Glen Oaks**  
04LUP-00000-00336 (Amy Trester, Planner 568-3116)                      Ridgeline: N/A

Request of Gale B. Goldberg, architect for the owner, Periwinkle Productions, to consider Case No. 04BAR-00000-00336 for **revised final approval on consent of a new driveway configuration and new entry gates of 6 feet or less with gateposts of 8 feet or less. Also part of this revised final is the demo/rebuild of a residence of approximately 2,376 square feet, and an addition of approximately 626 square feet (net) to connect the new house to the remodeled barn.** [Note: The previously approved project was for an addition of approximately 626 square feet (net) and remodel to an existing residence.] The house and attached garage have been demolished, and only the remodeled barn of approximately 981 square feet remains. The proposed project will not require any cut and less than 50 cubic yards of fill. The property is a 0.92 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-212-002, located at **1753 Glen Oaks Drive** in the Montecito area, First Supervisorial District. (Continued from 1/10/05, 2/28/05, 9/26/05, 10/10/05, and 2/06/06, and 10/23/06)

**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 3:00 P. M.**

**FINAL APPROVAL**

- 1. 06BAR-00000-00265                      Keller Pool Cabana                      771 Via Manana**  
06LUP-00000-00941 (Amy Trester, Planner 568-3116)                      Ridgeline: N/A

Request of Zimmerman Architects, architect for the owners, Gregory and Pamela Keller, to consider Case No. 06BAR-00000-00265 for **final approval of a pool cabana of approximately 395 square feet.** The following structures currently exist on the parcel: residence of approximately 4,689 square feet with an attached garage of 665 square feet. 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 007-090-032, located at **771 Via Manana** in the Montecito area, First Supervisorial District. (Continued from 11/13/06)

**PRELIMINARY APPROVAL**

2. **06BAR-00000-00247 Kreiger Carport & Workshop 810 Romero Canyon Road**  
06LUP-00000-00898 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. David Kreiger, to consider Case No. 06BAR-00000-00247 for **preliminary/final approval of a new workshop of approximately 800 square feet with covered porch, and a carport of approximately 320 square feet.** The following structures currently exist on the parcel: residence of approximately 890 square feet, storage shed of approximately 100 square feet, water tank, and kiln of approximately 30 square feet. The proposed project will not require grading. The property is a 0.8 net (0.9 gross) acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 155-050-043, located at **810 Romero Canyon Road** in the Montecito area, First Supervisorial District. (Continued from 10/17/06)

3. **06BAR-00000-00146 Freimuth/Edwards Entry 404 & 405 Court Place**  
**Gates/Columns/Walls at Santa Rosa Lane**  
06CUP-00000-00033 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Robert Senn, architect for the owners, Jane Freimuth and Ron and Betsy Edwards, to consider Case No. 06BAR-00000-00146 for **preliminary approval of a replacement Court Place entry gate 20 feet wide and 7 feet 6 inches tall, new pedestrian gate 3 feet wide and 6 feet tall, columns 8 feet 6 inches in height, and walls up to 6 feet, 6 inches in height.** 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. (Continued from 7/24/06, 8/21/06 and 10/9/06)

4. **06BAR-00000-00243 Knall Single Family Dwelling**  
**Addition and Interior Remodel 820 Oak Grove Drive**  
06LUP-00000-00899 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Becker Construction, agent for the owners, Dave and Anne Knall, to consider Case No. 06BAR-00000-00243 for **preliminary approval of an addition of approximately 557 square feet and interior remodel to existing residence.** The following structures currently exist on the parcel: residence of approximately 1,820 square feet with detached garage/office of approximately 825 square feet. The proposed project will not require grading. The property is a 1.02 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-032, located at **820 Oak Grove Drive** in the Montecito area, First Supervisorial District. (Continued from 10/17/06)

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

**CONCEPTUAL REVIEW**

5. **06BAR-00000-00295 Puzder Entry and Service Gates 570 Meadow Wood Lane**  
06LUP-00000-01062 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Adele Goggia, Harrison Design Associates, architect for the owner, Andrew Puzder, to consider Case No. 06BAR-00000-00295 for **conceptual review and preliminary/final approval of new entry gates and a service gate.** The following structures currently exist on the parcel: residence of approximately 6,000 square feet with attached garage of approximately 800 square

feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-120-069, located at **570 Meadow Wood Lane** in the Montecito area, First Supervisorial District.

**6. 05BAR-00000-00266 Soloman Single Family Dwelling, Cabana, Guest House & Pool 1782 Jelinda Drive**

05CDP-00000-00124 (Selena Buoni, Planner 568-2910) Ridgeline: N/A

Request of Don Nulty, architect for the owner, Lawrence Soloman, to consider Case No. 05BAR-00000-00266 for **further conceptual review of a new residence of approximately 4,000 square feet with attached garage of approximately 568 square feet, a cabana of approximately 681 square feet, and a guest house of approximately 800 square feet.** The property is currently vacant. The proposed project will require approximately 1,250 cubic yards of cut and approximately 1,250 cubic yards of fill. The property is a 2.27 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-530-004, located at **1782 Jelinda Drive** in the Montecito area, First Supervisorial District. (Continued from 11/21/05)

**7. 06BAR-00000-00294 Nigro Demo/Rebuild Single Family Residence, Garage, Workshop, Pool Cabana 669 Picacho Lane**

06LUP-00000-01064 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Sophie Calvin, agent for the owners, Mr. and Mrs. James Nigro, to consider Case No. 06BAR-00000-00294 for **conceptual review of a new 2-story residence of approximately 6,944 square feet with attached 3-car garage of approximately 780 square feet, new workshop (located above the garage) of approximately 780 square feet, and pool and spa with pool cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 4,062 square feet with a 2-car garage of approximately 400 square feet (all to be demolished). The proposed project will require approximately 802 cubic yards of cut and approximately 802 cubic yards of fill. The property is a 2.1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-130-009, located at **669 Picacho Lane** in the Montecito area, First Supervisorial District.

**8. 06BAR-00000-00296 771 Garden Lane Trust Garage, Terraces, Trellices, Fireplace, Poolhouse, Basement Storage, Porch Addition, and Retaining Walls 771 Garden Lane**

06LUP-00000-01071 (LSA Associates 568-2518) Ridgeline: N/A

Request of Odom Stamps, architect for the owner, 771 Garden Lane Trust, to consider Case No. 06BAR-00000-00296 for **conceptual review of a subterranean garage of approximately 1,458 square feet with hardscape and terraces, three new trellises and outdoor fireplace, new poolhouse basement storage of 398 square feet, retaining walls and porch addition.** The following structures currently exist on the parcel: residence of approximately 10,597 square feet, guard house of approximately 500 square feet, guesthouse of approximately 800 square feet, and cabana of approximately 800 square feet. The proposed project will require approximately 915 cubic yards of cut and no fill. 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.

**9. 06BAR-00000-00090 Largura Single Family Dwelling and Guesthouse 2480 Bella Vista Drive**

06LUP-00000-00349 (Nicole Mashore, Planner 884-8068) Ridgeline: Rural

Request of Bob Easton, architect for the owner, Robert Largura, to consider Case No. 06BAR-00000-00090 for **further conceptual review of a new residence of approximately 5,084 square feet with attached 934 square foot garage, 974 square foot basement, guesthouse of approximately 800 square feet, pool and associated landscape and hardscape improvements. Native vegetation of approximately 22,000 square feet is also proposed.** The lot is currently vacant. The proposed project will require approximately 1,743 cubic yards of grading. The property is an 8.41 acre parcel zoned RES-40 and shown as Assessor's Parcel Number 007-040-022, located at **2480 Bella Vista Drive** in the Montecito area, First Supervisorial District. (Continued from 5/08/06)

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

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| <b>10.</b> | <b>Sewall Single Family Dwelling<br/>Addition and Modification</b> | <b>768 Ayala Lane</b> |
|            | <u>06BAR-00000-00289</u>   | <u>Ridgeline: N/A</u> |
|            | 06LUP-00000-01038 (Selena Buoni, Planner 568-2910)                 |                       |
|            | 06MOD-00000-00019  |                       |

Request of Jock Sewall, owner, to consider Case No. 06BAR-00000-00289 for **conceptual review and preliminary approval (of modification only) of a second-story addition of approximately 996 square feet with corresponding removal of unpermitted rain shed, trellis of approximately 1,690 square feet on existing roof deck, a screened porch of approximately 338 square feet, partial demolition and interior remodel of existing guest house to reduce it to approximately 800 square feet and convert it into an artist studio, and conversion of an existing carport/storage shed to a detached garage and storage shed. Retaining walls are also proposed. The requested Modification would allow for the existing unpermitted carport and storage shed to encroach into the side setback up to 3 feet from the property line, and to allow for the existing unpermitted guest house to encroach 5 feet into the front setback.** The following structures currently exist on the parcel: residence of approximately 2,500 square feet, guest house of approximately 1,000 square feet, and storage shed/carport of approximately 600 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 100 cubic yards of fill. No oak trees are proposed for removal. 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 12/11/06)