



# COUNTY OF SANTA BARBARA

## MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of April 11, 2005

3:00 P.M.

*Revised Agenda 3/30/05*

---

Marsha Zilles	Santa Barbara County
Michele Michaelson	- Montecito Community Hall &
Library	
Raymond Ketzler	1469 East Valley Road
Donald Nulty	Santa Barbara, California 93108
Anthony Spann - Vice Chair	(805) 568-2000
Sam Maphis - Chair	
Peter Edwards	
Kim Yanagihara - MBAR Secretary	
Julie Harris - Planner III	

---

- 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 3:10 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.
- 

### 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 March 28, 2005, 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.**

**Warren Demo and New Residence**

- C-1. 04BAR-00000-00135 (Formerly Stinson Demo and New Residence) 799 Lilac Drive**  
04LUP-00000-00660 (Morgan Jones, Planner, 568-2015) Ridgeline: Applicable/Urban  
Request of Don Nulty, architect for the owner, Lindall Stinson, to consider Case No. 04BAR-00000-00135 for **final on consent of landscape of existing single family dwelling of approximately 2,068 square feet and garage of approximately 500 square feet, and new single family dwelling of approximately 4,481 square feet, new garage with artist studio above of approximately 800 square feet and cabana of approximately 600 square feet with pool and spa.** The proposed project will require approximately 350 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 1.01 acre foot parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-110-064, located at **799 Lilac Drive** in the Montecito area, First Supervisorial District. **(Continued from 7/12/04, 2/7/05 ,2/28/05 and 3/14/05)**

**Finefrock Addition, Gym, Media Room and Attached Garage**

- C-2. 03BAR-00000-00315 1655 Fernald Point Lane**  
03CDH-00000-00044 (Julie Harris, Planner, 568-3518) Ridgeline: NA/Coastal  
Request of Don Nulty, architect for the owner, Gary Finefrock, to consider Case No. 03BAR-00000-00315 for **final on consent of an addition of approximately 5,332 square feet, attached gym of approximately 1,034 square feet, and attached garage of approximately 800 square feet to an existing residence.** The following structures currently exist on the parcel: residence of approximately 2,300 square feet to be dismantled and reconstructed, reducing area to 900 square feet and nonconforming residential second unit of approximately 1,079 square feet to remain. To be removed: garage of approximately 292 square feet garage, wood studio of approximately 495 square feet, laundry building of approximately 350 square feet, 2 sheds totaling approximately 205 square feet, storage building of approximately 300 square feet, greenhouse of approximately 140 square feet and 3 wood decks. The proposed project will require approximately 200 cubic yards of grading. The property is a 1.09 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-374-002, located at **1655 Fernald Point Lane** in the Montecito area, First Supervisorial District **(Continued from 11/17/03, 11/8/04, 3/14/05 and 3/28/05)**

- C-3. 05BAR-00000-00021 Rhodes Single Family Dwelling Addition 805 Park Hill Lane**  
05LUP-00000-00311 (Joddi Leipner (805) 568-2514) Ridgeline: N/A  
Request of William S.Wolf, architect for the owners, Adam Rhodes, to consider Case No. 05BAR-00000-00021 for **preliminary/final on consent of a residential bedroom and bath remodel, exterior patio and stairs of approximately 677 square feet.** The following structures currently exist on the parcel: single family residence of approximately 5,692 square feet. The proposed project will require approximately 44 cubic yards of cut and no fill. The property is a 1.41 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-050-010, located at **805 Park Hill Lane** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05)**

**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.**

**FINAL APPROVAL**

1. **04BAR-00000-00274**      **Howard New Hobby Room and Carport 1570**      **Ramona Lane**

04CDP-00000-00121 (Lisa Martin, Planner, 568-2032)      Ridgeline: N/A/Urban

Request of Burnell & Jewett Architects, architects for the owners, Bill and Cindy Howard, to consider Case No. 04BAR-00000-00274 for **final approval of a new hobby room of approximately 770 square feet and carport of approximately 532 square feet**. The following structures currently exist on the parcel: single family residence of approximately 1,675 square feet, garage of approximately 405 square feet (to be removed) and shed of approximately 56 square feet. The proposed project will not require grading. The property is a .38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-311-010, located at **1570 Ramona Lane** in the Montecito area, First Supervisorial District. **(Continued from 11/8/04, 11/22/04, 12/6/04, 1/10/05 and 1/24/05)**

**PRELIMINARY APPROVAL**

2. **04BAR-00000-00334**      **Hudson Single Family Dwelling Addition and Remodel**      **1135 East Mountain Drive**

05LUP-00000-00073 (Amy Trester, Planner 568-3116)      Ridgeline: N/A/Urban

Request of Arketype Architects, architects for the owners, Mark and Lynn Hudson, to consider Case No. 04BAR-00000-00334 for **preliminary approval of an addition of approximately 319 square feet to the first floor and a second story addition of approximately 1,540 square feet; proposed total of approximately 4,724 square feet**. The following structures currently exist on the parcel: single family residence of approximately 2,865 square feet, storage shed of approximately 861 square feet and as built carport of approximately 572 square feet. The proposed project will not require grading. The property is a 1.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-040-032, located at **1135 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 1/10/05, 2/7/05 and 2/28/05)**

3. **04BAR-00000-00214**      **Young Residence Additions**      **600 San Ysidro Road**

04LUP-00000-01301 (Alex Tuttle, Planner 886-6844)      Ridgeline: N/A

Request of Don Nulty, architect for the owner, Jeff Young, to consider Case No. 04BAR-00000-00214 for **preliminary/final approval of a residential addition of approximately 518 square feet, new garage of approximately 782 square feet, new gym of approximately 374 square feet and remodel of approximately 542 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,252 square feet and garage of approximately 682 square feet. The proposed project will require less than 50 cubic yards of cut and no fill. The property is a .84 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-200-067, located at **600 San Ysidro Road** in the Montecito area, First Supervisorial District. **(Continued from 10/25/04, 2/28/05 and 3/14/05)**

4. **05BAR-00000-00023** **Smith Guesthouse & Workshop** **1196 East Mountain Drive**  
05LUP-00000-00079 (Adrienne Domas 568-2002) Ridgeline: Urban
- Request of Bernard Austin, architect for the owners, Jeffrey and Nancy Jill Smith, to consider Case No. 05BAR-00000-00023 for **preliminary/final approval of guesthouse and workshop of approximately 800 square feet and workshop of approximately 800 square feet**. The following structures currently exist on the parcel: residence 5,569 square feet and garage of 1,384 square feet. The proposed project will not require cut and fill. The property is a 6.51 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 011-020-004, located at **1196 East Mountain Drive** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05)**
5. **05BAR-00000-00020** **Tolan Single Family Dwelling Addition** **1153 High Road**  
05CDP-00000-00009 (Richard Kentro 568-3509) Ridgeline: N/A
- Request of William Cooper, architect for the owners, Peter and Leslie Tolan, to consider Case No. 05BAR-00000-00020 for **preliminary approval of an addition to a single family residence of approximately 1,140 square feet**. The following structures currently exist on the parcel: residence of approximately 1,680 square feet and garage of approximately 230 square feet. The proposed project will not require fill and grading. The property is a 0.21 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-163-007, located at **1153 High Road** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05)**
6. **04BAR-00000-00345** **Mankowitz New Residence & Garages** **1984 Inverness Lane**  
04LUP-00000-01325 (Adrienne Domas 568-2002) Ridgeline: N/A
- Request of Sophie Calvin, agent for the owners, Mr. and Mrs. Roy Mankowitz, to consider Case No. 04BAR-00000-00345 for **preliminary approval of a new residence approximately 4,195 square feet and attached garages of approximately 967 square feet**. The following structure currently exist on the parcel: single family residence of approximately 3,178 square feet to be demolished. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 1.23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-400-026, located at **1984 Inverness Lane** in the Montecito area, First Supervisorial District. **(Continued from 1/24/05)**

**The Representatives of the following items should be in attendance at this MBAR Meeting by 4:15 P.M.**

7. **04BAR-00000-00020** **Berman New Residence and Attached Garage/Storage.** **780 Ashley Road**  
03LUP-00000-00067 (Eric Engelbart, Planner, 568-2011) Ridgeline: N/A/Urban
- Request of Monarc Designs, architect for the owner, Stephen Berman, to consider Case No. 04BAR-00000-00020 for **preliminary/final approval of a new residence of approximately 5,493 square feet and attached garage of approximately 741 square feet and storage space of approximately 159 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 214 cubic yards of cut and fill. The property is a 3.49 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-

120-077, located at **780 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 2/23/04, 9/27/04, 11/8/04, 12/20/04 and 3/14/05)

8. **04BAR-00000-00268** **Carlos Second Story Addition and New Detached Garage** **1050 Golf Road**  
05LUP-00000-00202 (Amy Trester 568-3116) Ridgeline: N/A/Urban

Request of Tony Xiques, agent for the owner, Maria Carlos, to consider Case No. 04BAR-00000-00268 for **preliminary approval of a first and second story residential addition of approximately 2,966 square feet, conversion of a 460 square feet garage to habitable space a 367 square feet second floor deck, a new attached 480 square feet garage and a new detached garage/workshop of approximately 740 square feet.** The following structure currently exist on the parcel: single story residence of approximately 1,656 square feet. The proposed project will not require grading. The property is a 1.33 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-013, located at **1050 Golf Road** in the Montecito area, First Supervisorial District. (Continued from 11/8/04)

9. **04BAR-00000-00310** **Vogelzang New Wall and Entry Gate** **751 Picacho Lane**  
04CUP-00000-00067 (Lisa Hosale, Planner, 568-2007) Ridgeline: N/A/Urban

Request of Darrell Becker, agent for the owners, Mr. and Mrs. Vogelzang, to consider Case No. 04BAR-00000-00310 for **preliminary/final approval of a new 8 high entry gate, 9.5 foot high posts, and 7 foot high walls in the front yard setback.** The following structure currently exist on the parcel: single family residence of approximately 5,000 square feet. The proposed project will not require grading. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-090-029, located at **751 Picacho Lane** in the Montecito area, First Supervisorial District. (Continued from 12/20/04)

10. **05BAR-00000-00018** **Kelly Single Family Dwelling Addition** **700 Park Lane**  
05LUP-00000-00072 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Brian Kelly, to consider Case No. 05BAR-00000-00018 for **preliminary/final approval of an addition of approximately 1,632 square feet (approximately 942 square feet of existing dwelling area would be demolished to accommodate the new addition).** The following structures currently exist on the parcel: existing main house of 5,720 square feet, existing two story accessory structure and 2 gar detached garage. The proposed project will require approximately 30 cubic yards of cut an no fill. The property is a 4.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Numbers 007-100-015 and 007-100-016, located at **700 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 2/28/05 and 3/14/05)

11. **05BAR-00000-00006** **Fanaro Single Family Dwelling Addition** **1853 San Leandro Road**  
05LUP-0000-00001 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Gail and Barry Fanaro, owners to consider Case No. 05BAR-00000-00006 for **preliminary/final approval of approximately 500 square feet of additions to an existing residence and conversion of an existing detached garage to a play room.** The following structures currently exist on the parcel: single family dwelling of approximately 1,970 square feet and a detached garage of approximately 440 square feet. The property is a 0.55 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 007-350-022, located at **1853 San Leandro Road** in the Montecito area, First Supervisorial District. (Continued from 2/7/05 and 2/28/05)

**CONCEPTUAL REVIEW**

12. **05BAR-00000-00069** **Decret Pool House** **1420 Greenworth Place**  
(No Planner Assigned) Ridgeline: N/A

Request of Dennis Allison, architect for the owners, David and Nathalie Decret, to consider Case No. 05BAR-00000-00069 for **conceptual review of pool house and pool of approximately 740 square feet**. The following structures currently exist on the parcel: residence and garage of approximately 3,343 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.58 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-190-004, located at **1420 Greenworth Place** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this MBAR Meeting by 5:15 P.M.**

13. **05BAR-00000-00071** **Blair Gates/Plaster/Wall/Solar** **888 Lilac Drive**  
05LUP-00000-00290 (Mark Walter, Planner 568-2852) Ridgeline: N/A

Request of Sophie Calvin, architect for the owners, Christopher Blair, to consider Case No. 05BAR-00000-00071 for **conceptual review/preliminary/final approval of new entry gate and solar panels of approximately 1,200 square feet**. The following structures currently exist on the parcel: single family residence of 9,590 square feet, guest house of approximately 800 square feet and detached 3 car garage of approximately 714 square feet. The property is a 2.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-022, located at **888 Lilac Drive** in the Montecito area, First Supervisorial District.

14. **05BAR-00000-00047** **Johnson New Pool, Pool house and Garage** **31 Humphrey Road**  
(No Planner Assigned) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Jack and Kim Johnson, to consider Case No. 05BAR-00000-00047 for **conceptual review of new pool house of approximately 567 square feet, 2 car garage of approximately 576 square feet and pool of approximately 64 square feet**. The following structures currently exist on the parcel: one two story residence of approximately 2,081 square feet and 81 square foot pump house. The property is a .48 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 009-341-006, located at **31 Humphrey Road** in the Montecito area, First Supervisorial District.  
(Continued from 3/14/05)

15. **05BAR-00000-00072** **Decker New Residence and Second Unit** **670 Stonehouse Lane**  
(No Planner Assigned) Ridgeline: N/A

Request of Bob Easton, architect for the owners, Steve Decker, to consider Case No. 05BAR-00000-00072 for **conceptual review of new residence of approximately 5,579 square feet, new residential second unit of approximately 924 square feet and garage of approximately 930 square feet**. There is no structure currently existing on the parcel. The proposed project will require approximately 125 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 2 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-029, located at **670 Stonehouse Lane** in the Montecito area, First Supervisorial District.

**The Representatives of the following items should be in**

**attendance at this MBAR  
 Meeting by 5:45 P.M.**

**Ty Warner Hotels & Resorts, LLC San Ysidro Ranch Cottages  
 Cottage Remodels (Outlook, Magnolia, Oak, Lower Hill, Kennedy, Geranium, Rose,**

**Acacia Bouganvilla, Coleman and Realignment**

- 16. 04BAR-00000-00286 of Roads/Parking 900 San Ysidro Lane**  
 05RVP-00000-00001(Lisa Hosale, Planner, 568-2007) Ridgeline: N/A

Request of Ken Mineau, Appleton & Associates, architects for the owner, Ty Warner Hotels & Resorts, LLC, to consider Case No. 04BAR-00000-00286 for **conceptual review of remodeling plans to the existing Outlook, Magnolia, Oak Grove, Lower Hill, Kennedy, Geranium, Rose, Acacia, Bouganvilla and Coleman Cottages of approximately 8,621 total square feet. The project also includes realignment of the internal roads and parking areas.** The following currently exists on the parcel: the San Ysidro Ranch Hotel. The proposed project will require approximately 1,000 cubic yards of cut and 1,500 cubic yards of fill. The property is a 19.77 acre parcel zoned C-V and shown as Assessor's Parcel Number 007-050-026, located at **900 San Ysidro Lane** in the Montecito area, First Supervisorial District.

- 17. 05BAR-00000-00076 Feldman Addition and New Roof 1599 Sinaloa Drive**  
 05LUP-00000-00332(No Planner Assigned) Ridgeline: N/A

Request of Martha Gray, architect for the owners, Mark Feldman, to consider Case No. 05BAR-00000-00076 for **conceptual review of a addition and remodel of approximately 98 square feet.** The following structures currently exist on the parcel: residence of 3,362 square feet and guest house of approximately 388 square feet. The property is a .74 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-037, located at **1599 Sinaloa Drive** in the Montecito area, First Supervisorial District.

- 18. 05BAR-00000-00079 Patrick Single Family Dwelling Addition 258 Hot Springs Road**  
 (No Planner Assigned) Ridgeline: N/A

Request of Ray Ketzal, architect for the owners, Charles Patrick, to consider Case No. 05BAR-00000-00079 for **conceptual review of addition of approximately 1,111 square feet, new carport of approximately 324 square feet and storage shed of approximately 240 square feet.** The following structures currently exist on the parcel: residence of approximately 3,348 square feet, garage of approximately 567 square feet (to be removed), pool cabana of approximately 451 square feet and green house of approximate 72 square feet (to be removed). The proposed project will require approximately 150 cubic yards of cut and approximately 0 cubic yards of fill. The property is a .89 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-103-108, located at **258 Hot Springs Road** in the Montecito area, First Supervisorial District.

**Churchill Single Family Dwelling**

- 19. 05BAR-00000-00084 Demo/Rebuild 809 Romero Canyon Road**  
 05LUP-00000-00338(No Planner Assigned) Ridgeline: N/A

Request of Tracy Burnell, architect for the owners, Bruce and Christine Churchill, to consider Case No. 05BAR-00000-00084 for **conceptual review of rebuild residence with hobby room of approximately 1,000 square feet, artist studio of approximately 273 square**

**feet and basement of approximately 266 square feet.** The following structures currently exist on the parcel: residence of approximately 1,245 square feet and barn and garage of approximately 1,156 square feet. The property is a 5.67 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-080-034, located at **809 Romero Canyon Road** in the Montecito area, First Supervisorial District.

**20. 05BAR-00000-00086 Stein Residence Remodel 237 San Ysidro Road**  
05LUP-00000-00342(Lisa Martin 568-2032) Ridgeline: N/A

Request of Bernard Austin, architect for the owners, David Stein, to consider Case No. 05BAR-00000-00086 for **conceptual review approval of 1,230 square feet addition to a residence, loggia of approximately 400 square feet.** The following structures currently exist on the parcel: residence of approximately 2,280 square feet. The property is a 1.00 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-430-005, located at **237 San Ysidro Road** in the Montecito area, First Supervisorial District.