



# COUNTY OF SANTA BARBARA

**REVISED AGENDA 5/17/05**

**MONTECITO BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA and SITE VISIT  
Meeting of May 23, 2005 3:00 P.M.**

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

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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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## **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 May 9, 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.**

**C-1. 05BAR-00000-00039**

**Cusack Guest House/Garage**

**2244 Camino Del Rosario**

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05LUP-00000-00310 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Tai Yeh, architect for the owner, Tom Cusack, to consider Case No. 05BAR-00000-00039 for **final on consent of a new detached garage each and guest house each of approximately 600 square feet.** The following structures currently exist on the parcel: 5,000 square foot single family dwelling and 600 square foot detached garage. The proposed project will require approximately 280 cubic yards of cut and no fill. The property is a 2.01 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-050-053, located at **2244 Camino Del Rosario** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05)**

**C-2. 05BAR-00000-00095 Bookout Enclosed Sun Room 1521 East Valley Road**

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05LUP-00000-00376 (Amy Trester, Planner 568-3116) Ridgeline: N/A

Request of Neal Silverman, agent for the owners, Margaret Bookout, to consider Case No. 05BAR-00000-00095 for **final on consent of an enclosed sun room of approximately 278 square feet.** Approximately 74 square feet of open deck will remain. The following structures currently exist on the parcel: duplexes of approximately 1,600 square feet. The property is a 2,200 square foot parcel zoned 6-R-2 and shown as Assessor's Parcel Number 007-570-004, located at **1521 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05)**

**C-3. 05BAR-00000-00089 Kern Single Family Dwelling Addition 505  
El Bosque Road**

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05LUP-00000-00537 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Beth Brown, agent for the owners, Dale Kern, to consider Case No. 05BAR-00000-00089 for **preliminary/final on consent of an attached patio enclosure of approximately 392 square feet.** The following structures currently exist on the parcel: residence of approximately 1,844 square feet. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-011, located at **505 El Bosque Road** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05)**

**Hudson Single Family Dwelling Addition and Remodel**

**C-4. 04BAR-00000-00334 1135 East Mountain Drive**

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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/final on consent 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 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, 2/28/05 and 5/9/05)**

**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-00000-00345**                      **Mankowitz New Residence & Garages**                      **1984 Inverness Lane**  
04LUP-00000-01325 (Adrienne Domas, Planner 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 **final approval of a new residence of approximately 4,422 square feet and attached garages of approximately 900 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 and 4/11/05)**
  
2. **05BAR-00000-00012**                      **Rice Addition**                      **121 Olive Mill Lane**  
05CDP-00000-00003 (Lisa Martin, Planner 568-2032)                      Ridgeline: N/A  

Request of Robert Senn, architect for the owners, Arthur Rice, to consider Case No. 05BAR-00000-00012 for **final approval of a 844 square foot addition to a single family dwelling.** The following structures currently exist on the parcel: residence of approximately 4,026 square feet, guest house of 800 square feet and tennis cabana of approximately 189 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 1.4 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-170-029, located at **121 Olive Mill Lane** in the Montecito area, First Supervisorial District. **(Continued from 2/28/05 and 4/25/05)**
  
3. **05BAR-00000-00009**                      **Morouse Single Family Dwelling**  
**Demo/Rebuild**                      **851 Buena Vista Road**  
05LUP-00000-00057 (Adrienne Domas, Planner 568-2002)                      Ridgeline: N/A  

Request of Don Nulty, architect for the owners, James and Mary Morouse, to consider Case No. 05BAR-00000-00009 for **final approval of a new 7,648 square foot single family residence, 800 square foot cabana, 200 square foot gardener's shed, two 800 square foot garages and a 800 square foot guest house.** The following structures currently exist on the parcel: existing house of 938 square feet and existing accessory structure of 1,631 square feet to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and approximately 1,200 cubic yards of fill. The proposed project is shown as Assessor Parcel Number 007-060-058, located at **851 Buena Vista Road** in the Montecito area, First Supervisorial District. **(Continued from 3/14/05 and 5/9/05)**

**PRELIMINARY APPROVAL**

4. **04BAR-00000-00008**                      **Schwartz Residential Addition,**  
**Guesthouse and Garage**                      **1727 Fernald Point Lane**  
04CDH-00000-00007 (Julie Harris, Planner 568-3518)                      Ridgeline: N/A

Request of Don Nulty, architect for the owners, Mark and Lynda Schwartz, to consider Case No. 04BAR-00000-00008 for **preliminary/final approval of a addition of approximately 6,400 square feet to a relocated single family residence of approximately 1,400 square feet and new attached garage of approximately 800 square feet and relocation of existing guesthouse /storage building of approximately 715 square feet.** The following structures currently exist on the parcel: "historic" residence of approximately 2,200 square feet, guest house/storage building of approximately 715 square feet and carport of approximately 600 square feet. The proposed project will require 230 cubic yards of cut and approximately 1,140 cubic yards of fill. The property is a 1.51 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-003, located at **1727 Fernald Point Lane** in the Montecito area, First Supervisorial District. **(Continued from 1/26/04)**

**5. 05BAR-00000-00079 Patrick Single Family Dwelling Addition 258 Hot Springs Road**

05LUP-00000-00389 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Ray Ketzler, architect for the owners, Charles Patrick, to consider Case No. 05BAR-00000-00079 for **preliminary/final approval of a 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. **(Continued from 4/11/05)**

**6. 05BAR-00000-00098 Price Demolition/New Residence & Art Studio 1212 East Valley Road**

05LUP-00000-0425 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Neville H. Price, architect/owners, to consider Case No. 05BAR-00000-00098 for **preliminary/final approval of demolition of a residence and carport and the construction of a new residence of approximately 3,620 square feet, art studio of approximately 560 square feet and garage of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 1,200 square feet and carport of approximately 400 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 1.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-120-022, located at **1212 East Valley Road** in the Montecito area, First Supervisorial District. **(Continued from 4/25/05)**

**7. 04BAR-00000-00299 Prenatt Addition & Remodel 135 Santo Tomas**

04CDP-00000-000154 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A

Request of Jock M. Sewall, architect for the owners, Mr. and Mrs. David Prenatt, to consider Case No. 04BAR-00000-00299 for **preliminary approval of a addition and remodel of approximately 347 square feet to an existing residence.** The following structures currently exist on the parcel: single family residence of approximately 3,086 square feet and garage/storage of approximately 426 square feet. The proposed project will not require grading. The property is a 0.38 acre parcel zoned 20-R-1 and shown as Assessor's Parcel

Number 009-241-008, located at **135 Santo Thomas** in the Montecito area, First Supervisorial District. **(Continued from 12/6/04 and 1/24/05)**

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| <b>8.</b> | <b>05BAR-00000-00020</b>  | <b>Tolan Single Family Dwelling Addition</b> | <b>1153</b>    |
|           | <b>High Road</b>  |  |                |
|           | 05CDP-00000-00009 (Richard Kentro, Planner 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 <b>preliminary approval for an addition to a single family residence of approximately 970 square feet.</b> The following structures currently exist on the parcel: residence of approximately 1,680 square feet with an attached garage of approximately 230 square feet. The proposed project will not require 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 <b>1153 High Road</b> in the Montecito area, First Supervisorial District. <b>(Continued from 2/28/05, 4/11/05 and 5/9/05)</b> |  |                |

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

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|-----------|--|---|----------------|
|           |  | <b>Gutterman Single Family Dwelling</b> |                |
| <b>9.</b> | <b>05BAR-00000-00091</b>   | <b>Demolition/Rebuild</b>               | <b>440</b>     |
|           | <b>Camphor Place</b>   |   |                |
|           | 05LUP-00000-00365 (Alan Hanson, Planner 568-2854)  |   | Ridgeline: N/A |
|           | Request of Sophie Calvin, architect for the owners, Mr. & Mrs. Jerry Gutterman, to consider Case No. 05BAR-00000-00091 for <b>preliminary approval for a demolition to an existing residence, shed and greenhouse and construction of a new single story residence of approximately 2,842 square feet and a new deck of approximately 508 square feet. An existing attached garage of 361 square feet would be retained.</b> The following structures currently exist on the parcel: single family residence of approximately 1,086 square feet with an attached garage, a greenhouse of approximately 108 square feet, and shed of approximately 169 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 105 cubic yards of fill. The property is a 0.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-060-019, located at <b>440 Camphor Place</b> in the Montecito area, First Supervisorial District. <b>(Continued from 4/25/05 and 5/9/05)</b> |   |                |

**CONCEPTUAL REVIEW**

- |            |   |                                  |                       |
|------------|---|----------------------------------|-----------------------|
| <b>10.</b> | <b>05BAR-00000-00029</b>  | <b>Spiva Addition and Garage</b> | <b>768 Ayala Lane</b> |
|            | 05LUP-00000-00547 (Lisa Martin, Planner 568-2032)   |                                  |                       |
|            | Ridgeline: N/A  |                                  |                       |
|            | Request of Jyl Ratkevich, architect for the owners, George N. Spiva, to consider Case No. 05BAR-00000-00029 for <b>further conceptual review of a residential addition of approximately 3,580 square feet and garage of approximately 650 square feet.</b> The following structures currently exist on the parcel: residence basement/veranda of approximately 1,924 square feet and guesthouse of approximately 1,032 square feet. The existing guesthouse, carport, storage and shed will be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.22 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-090-053, located at <b>768 Ayala Lane</b> in the Montecito area, First Supervisorial District. <b>(Continued from 3/14/05)</b> |                                  |                       |

- 11. 05BAR-00000-00111 Rice Addition and Cabana 266**  
**Santa Rosa Lane**  
05LUP-00000-00488 (Lisa Martin, Planner 568-2032) Ridgeline: N/A
- Request of Eddie Villaruz, architect for the owners, Tom and Christine Rice to consider Case No. 05BAR-00000-00111 for **conceptual review of a two car garage addition of approximately 610 square feet, first floor addition of 125 square feet, second floor addition of 625 square feet and a new detached pool cabana of 260 square feet.** The following structures currently exist on the parcel: residence of approximately 3,610 square feet and carport of approximately 400 square feet. The property is a .1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-050, located at **266 Santa Rosa Lane** in the Montecito area, First Supervisorial District.
- 12. 05BAR-00000-00115 Barrack Single Family Dwelling Addition 288 Hot**  
**Springs Road**  
05LUP-00000-00506 (Holly Bradbury, Planner 568-3577) Ridgeline: N/A
- Request of Don Nulty, architect for the owners, Thomas J. Barrack, Jr., to consider Case No. 05BAR-00000-00115 for **conceptual review of additions to the first and second floor of approximately 2,468 square feet and a trellis terrace of approximately 1,550 square feet.** The following structures currently exist on the parcel: residence of approximately 5,481 square feet, garage of approximately 1,334 square feet, guest house of approximately 774 square feet and service area of approximately 100 square feet. The property is a 3.28 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-130-037, located at **288 Hot Springs Road** in the Montecito area, First Supervisorial District.
- 13. 05BAR-00000-00121 Ferguson Remodel/Trellis and Deck 1010 Hot**  
**Springs Road**  
(No Planner Assigned) Ridgeline: N/A
- Request of Bernard Austin, architect for the owners, Donald Ferguson, to consider Case No. 05BAR-00000-00121 for **conceptual review of a residential interior remodel including new exterior staircase at main entrance, trellis, decks and landscape improvements. No additional square footage is being proposed.** The following structures currently exist on the parcel: residence of approximately 7,132 square feet and guest house of approximately 800 square feet. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-033, located at **1010 Hot Springs Road** in the Montecito area, First Supervisorial District.
- 14. 05BAR-00000-00126 Requist Accessory Building 62**  
**Canon View Road**  
(No Planner Assigned) Ridgeline: N/A
- Request of Bryan Pollard, architect for the owners, Phil and Lena Requist, to consider Case No. 05BAR-00000-00126 for **conceptual review of an accessory building of approximately 800 square feet.** The following structure currently exist on the parcel: single family residence of approximately 3,001 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 2 cubic yards of fill. The property is a 1 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-164-012, located at **62 Canon View Road** in the Montecito area, First Supervisorial District.
- 15. 05BAR-00000-00106 Shuman Garage 980 Hot**  
**Springs Road**

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05LUP-00000-00448 (Mark Walter, Planner 568-2852)

Ridgeline: N/A

Request of Elizabeth Sorgman, architect for the owners, Mr. and Mrs. Alfred Shuman, to consider Case No. 05BAR-00000-00106 for **conceptual review of a new detached garage of approximately 600 square feet**. The following structure currently exist on the parcel: 1 main residence of approximately 822 square feet. The proposed project will require approximately 40 cubic yards of cut and will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 011-030-011, located at **980 Hot Springs Road** in the Montecito area, First Supervisorial District. **(Continued from 5/9/05)**