



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS**

**Meeting Date: January 5, 2007**

**9:00 A.M.**

**Site Visits: 06BAR-00000-00177 Kapusty/Ludwig Demolition/New Residence 3315 Padaro Lane in Toro Canyon scheduled at 11:15 a.m. and 0BAR-00000-00176 Nguyen New Residence 180 Valencia Road in Summerland @ 11:45 a.m.**

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Robin Donaldson  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Chris Roberts  
Jeremy Roberts  
Martha Gray  
Anita Hodosy  
Allen Bell

- BAR Secretary  
Planner III

Santa Barbara County  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

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- All approvals made by this 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 Thursday, 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, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:30 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
  - In compliance with the Americans 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.
  - 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 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 BAR approved plans for accurate figures.
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### **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of December 8, 2006 will be considered.
- IV. ELECTION OF NEW CHAIR AND VICE CHAIR:**

V. **CONSENT AGENDA: (Time Certain 8:45 a.m.)**

**C-1. 06BAR-00000-00142 Elk Trust Security Kiosk and Irrigation Pond Hope Ranch**  
06CDH-00000-00016 (Jim Heaton, Planner) **Jurisdiction: Coastal**

Request of John Eisenbeisz, agent for the owner, El Trust, to consider Case No. 06BAR-00000-00142 for **preliminary/final on consent of security kiosk of approximately 41 square feet, an irrigation pond of approximately 3,432 square feet bordered by a two-foot high cast stone wall.** The following structures currently exist on the parcel: a residence of approximately 11,743 square feet, garage of approximately 989 square feet, covered parking of approximately 707 square feet, maintenance building of approximately 813 square feet, two detached accessory structures totaling approximately 658 square feet, swimming pool and pavilion. The proposed project will require approximately 686 cubic yards of cut and no fill. The property is a 14.59 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-160-035, located at **1555 Robel Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)

**C-2. 06BAR-00000-00180 Enea New Residence Isla Vista**  
06CDH-00000-00024 (Dan Gullett, Planner) **Jurisdiction: Coastal**

Request of Robert A. Wolf, architect for the owner, Robert S. Enea, to consider Case No. 06BAR-00000-00180 for **final approval on consent of a new residence of approximately 2,718 square feet and attached garage of approximately 340 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 224 cubic yards of cut and fill. The property is a .29 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-037, located at **6631 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/11/06 & 10/27/06)

**C-3. 06BAR-00000-00181 Enea New Residence Isla Vista**  
06CDH-00000-00025 (Dan Gullett, Planner) **Jurisdiction: Coastal**

Request of Robert A. Wolf, architect for the owner, Robert S. Enea, to consider Case No. 06BAR-00000-00181 for **final approval on consent of a new residence of approximately 2,718 square feet and attached garage of approximately 340 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 224 cubic yards of cut and fill. The property is a .29 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-037, located at **6631 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/11/06 & 10/27/06)

**C-4. 06BAR-00000-00280 Sushiya Commercial Signage Isla Vista**  
06SCC-00000-00014 (Amy Trester, Planner) **Jurisdiction: Sign Ordinance**

Request of Wasantha Mohottige, agent to consider Case No. 06BAR-00000-00280 for **preliminary/final approval on consent of one wall sign of approximately 18 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 6,750 square feet. The proposed project will not require grading. The property is a 19,166.4 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-003, located at **955 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued for 12/08/06)

**C-5. 04BAR-00000-00349**  
**Klentner New Residence, Attached Garage and Guest Quarters** **Toro Canyon**  
05CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Brit Jewett, Burnell and Jewett Architects and architect for the owner, Justin Klentner, to consider Case No. 04BAR-00000-00349 for **further final approval of a new residence of approximately 5,851 square feet, attached garage of approximately 855 square feet, covered porches of approximately 1,399 square feet, and cabana of approximately 714 square feet.** The following structures currently exist on the parcel: a barn of approximately 2,990 square feet, stables of approximately 2,990 square feet, farm employee dwelling of approximately 4,284 square feet (all under construction; 03CDP-00000-00134 and 04CDP-00000-00058). The proposed will require approximately 3,250 cubic yards of cut and approximately 5,050 cubic yards of fill. The property is a 40 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-160-020, located at **3340 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/25/05 & 8/12/05 & 9/30/05 & 11/04/05 & 12/02/05 & 11/03/06 & 12/06/06)

**C-6. 05BAR-00000-00140** **Cohen New Residence** **Toro Canyon**  
05LUP-00000-00581 (Errin Briggs, Planner) **Ridgeline: Rural**

Request of Robin Donaldson, architect for the owners, John and Marcia Cohen, to consider Case No. 05BAR-00000-00140 for **final approval on consent of a new residence of approximately 4,817 square feet and attached carport of approximately 1,172 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-003, located at **814 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/08/05 & 8/11/06 & 11/03/06)

**VI. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VII. STAFF UPDATE:**

**VIII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this BAR Meeting by 9:30 A. M.**

- 1. 06BAR-00000-00143** **Werner Residence Addition** **Isla Vista**  
06CDP-00000-00128 (Dan Gullett, Assigned Planner) **Jurisdiction: Design Overlay**  
Request of Steve Wilson, agent for the owner, Tim Werner, to consider Case No. 06BAR-00000-00143 for **further conceptual review/preliminary approval of a residence addition of approximately 1,311 square feet and remodel of approximately 1,282 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,311 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned SR-M-1 and shown as Assessor's Parcel Number 075-212-004, located at **6593 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 7/21/06)

## Isla Vista/Goleta

2. **06BAR-00000-00114 Evans New Residence, Carport and Garages** **Goleta**  
**06LUP-00000-00573(Pat Kelly, Assigned Planner)** **Jurisdiction: Ridgeline - Rural**  
Request of Douglas Beard, architect for the owners, Scott and Julie Evans, to consider Case No. 06BAR-00000-00114 for **conceptual review/preliminary approval of a new residence of approximately 6,700 square feet with two new detached garages of approximately 630 square feet each, a new detached carport of approximately 511 square feet, an equipment area of approximately 80 square feet, solar panels of approximately 400 square feet, pool, spa and miscellaneous site walls and flatwork. An existing temporary trailer and associated septic system will be removed. In addition, two existing un-permitted accessory structures, a single-story tool shed of approximately 800 square feet and a single-story garage of approximately 525 square feet attached to an existing guesthouse, would be permitted as part of this land use permit.** The following structures currently exist on the parcel: a guest house of approximately 800 square feet with attached garage of approximately 525 square feet, a tool shed of approximately 800 square feet and two temporary trailers to be removed. The proposed project will require approximately 1,355 cubic yards of cut and no fill with net export of approximately 1,355 cubic yards. The property is a 32.08 acre parcel zoned MT- 40 and shown as Assessor's Parcel Number 153-340-048, located at **1555 San Antonio Creek Road** in the Goleta area, Second Supervisorial District. (Continued from 6/02/06)
3. **06BAR-00000-00172 Hollstien New Residence, Garage and Barn** **Goleta**  
**06LUP-00000-00813(Pat Kelly, Planner)** **Jurisdiction:**  
Request of John Maienza, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 06BAR-00000-00172 for **preliminary approval of new residence of approximately 4,870 square feet, garage of approximately 840 square feet, barn of approximately 3,080 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-001, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06)

**The Representatives of the following items should be in attendance at this SBAR Site Visit by 11:15 A. M.**

### Site Visit

4. **06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence** **Toro Canyon**  
**06CDH-00000-00034 (Deborah Kramer, Planner)** **Jurisdiction: Coastal/Toro**  
Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 for **for a site visit of a new residence of approximately 7,793 square feet and garage of approximately 1,076 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned SR 1 and shown as Assessor's Parcel Number 005-400-033, located at **3315 Padaro Lane** in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06)

**The Representatives of the following items should be in attendance at this SBAR Site Visit by 11:45 A. M.**

5. **06BAR-00000-00176 Nguyen New Residence** **Summerland**  
**06CDP-00000-00078 (Holly Bradbury, Planner)** **Jurisdiction: Summerland**  
Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **a site visit of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06 & 11/03/06)

**The Representatives of the following items should be in attendance at this BAR Meeting by 1:00 P. M.**

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

6. **06BAR-00000-00292 Bengtson Residence Remodel/Addition** **Mission Canyon**  
06LUP-00000-01050 (Jim Heaton, Planner) **Jurisdiction: Ridgeline- Urban**  
Request of AB Design Studio, agent for the owners, Dr. Vern and Hannah Bengtson, to consider Case No. 06BAR-00000-00292 for **conceptual review/preliminary approval of a residence addition of approximately 413 square feet, attached workshop of approximately 100 square feet, and exterior decks of approximately 242 square feet, and enclosure and expansion of a carport to be a detached garage of approximately 716 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,813 square feet and detached garage of approximately 397 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .56 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-058, located at **2817 Exeter Place** in the Mission Canyon area, First Supervisorial District.
7. **06BAR-00000-00206 Sorensen Family Trust Residence Additions** **Hope Ranch**  
06LUP-00000-00764 (Jim Heaton, Planner) **Jurisdiction:**  
Request of James Satzinger, architect for the owner, Sorensen Family Trust, to consider Case No. 06BAR-00000-00206 for **preliminary/final approval of a residence addition of approximately 992 square feet on the main level and 78 square feet on the upper level, partial single family dwelling demolition of approximately 288 square feet, two new garages with storage totaling approximately 1,152 square feet, guest house of approximately 788 square feet with under story meeting room of approximately 784 square feet, a gazebo of approximately 96 square feet and spa of approximately 38.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,976 square feet, pool cabana of approximately 798 square feet with a basement of approximately 798 square feet and garages with storage of approximately 980 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 4.082 acre/parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-062-019, located at **4531 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/22/06)

**Toro Canyon/Summerland/Carpinteria Areas**

8. **06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence** **Toro Canyon**  
06CDH-00000-00034 (Deborah Kramer, Planner) **Jurisdiction: Coastal/Toro**  
Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 for **further conceptual review of a new residence of approximately 7,793 square feet and garage of approximately 1,076 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned SR 1 and shown as Assessor's Parcel Number 005-400-033, located at **3315 Padaro Lane** in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06 & 11/17/06)
9. **06BAR-00000-00176 Nguyen New Residence** **Summerland**  
06CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Summerland**  
Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7.506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06 & 11/03/06)

**The Representatives of the following items should be in attendance at this BAR Meeting by 2:00 P. M.**

10. **06BAR-00000-00261 Poleshuk Residence Addition and Guest House Toro Canyon**  
06CDP-00000-00117 (Deborah Kramer, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Susan Sherwin, agent for the owners, Lori and Steven Poleshuk, to consider Case No. 06BAR-00000-00261 for **preliminary approval of a residence addition of approximately 1,027 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 2,467 square feet and detached garage of approximately 532 square feet. The proposed project will require approximately 98 cubic yards of cut and approximately 85 cubic yards of fill. The property is a 1.12 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-046, located at **504 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/17/06)
11. **06BAR-00000-00148 Oberfield New Residence Toro Canyon**  
06LUP-00000-00559 (Holly Bradbury, Planner) **Jurisdiction: Toro**  
Request of Bob Klammer, architect for the owners, Mauricio Oberfield, to consider Case No. 06BAR-00000-00148 for **preliminary/final approval of a new residence of approximately 9,739 square feet.** No structures currently exist on the parcel. The proposed project will require 900 cubic yards of cut and fill. The property is a 5.012 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-011, located at **810 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 7/21/06, 9/22/06 & 11/03/06)
12. **05BAR-00000-00185 (Previously 04BAR-00000-00311 McMenamin) Sutherland Residence Addition and Remodel Toro Canyon**  
05CDP-00000-00074 (Previously 04CDP-00000-00140) (Holly Bradbury, Planner) **Ridgeline: Rural**  
Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 04BAR-00000-00311 for **revised further conceptual of a guest house of approximately 795 square feet, understory storage room (under guesthouse) of approximately 247 square feet and new deck area of approximately 1,096 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05, 4/8/05, 4/15/05 & 10/14/05)

**The Representatives of the following items should be in attendance at this BAR Meeting by 3:00 P. M.**

13. **06BAR-00000-00281 Sheridan Residence Addition Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**  
Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **conceptual review of a residential addition/alteration of approximately 1,611 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,528 square feet, garage of approximately 722 square feet and guest house of approximately 800 square feet. The proposed project will require not require grading. The property is a 10.26 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-013, located at **892 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

- 14. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria**  
**06CDP-00000-00044 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon**  
Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **further conceptual review of a new residence of approximately 3,179 square feet and attached garage of approximately 590 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06)
- 15. 06BAR-00000-00259 Beach Club Family Trust New Residence Carpinteria**  
**06CDP-00000-00045 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon**  
Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **further conceptual review of a new residence of approximately 2,992 square feet and with attached garage of approximately 487 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06)