



# COUNTY OF SANTA BARBARA

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

**Meeting Date: January 19, 2007**

**9:00 A.M.**

**Site Visit: 06BAR-00000-00281 Sheridan Residence Addition located @ 892 Toro Canyon Road scheduled at 11:30 a.m. and on Standard Agenda for further conceptual review at 3:00 p.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 January 5, 2007 will be considered.
- IV. ELECTION OF NEW CHAIR AND VICE CHAIR:**

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

**C-1. 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 & 1/05/07)

**C-2. 05BAR-00000-00269** **Dosch Retaining Walls and Steps** **Mission Canyon**  
05LUP-00000-01179 (Amy Trester, Planner) **Jurisdiction: Mission**

Request of Peter Becker, architect for the owners, Steven and Renee Dosch, to consider Case No. 05BAR-00000-00269 for **revised final approval on consent for two new retaining walls (6 ft. max & 2.5 feet max) and a new walkway. The walls are part of a previously approved reviewed addition project.** The following structures currently exist on the parcel: a residence of approximately 2,352 square feet, basement storage/utility area of approximately 614 square feet and garage of approximately 642 square feet. The proposed project will require approximately 45 cubic yards of cut and approximately 45 cubic yards of fill. The property is a 10,018.8 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-141-011, located at **959 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 12/02/05 & 12/16/05 & 8/11/06)

**C-3. 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, Elk 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 Roble Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06 & 1/05/07)

**C-4. 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 **final approval on consent 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 & 1/05/07)

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**VII. STANDARD AGENDA:**

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

1. **06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria**  
06RVP-00000-00013 (Michelle Gibbs, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **further conceptual review of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** The reorganization would include the removal of 18,000 square feet of existing structural development and the addition of 16,808 square feet of new/replacement structural development. These changes include construction of five new faculty residences, a new administration building, re-location of an historic barn structure, modification of recreational amenities (swimming pool, tennis court, play fields), and installation of an up-graded waste-water treatment system. The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 30,000 cubic yards of cut and fill. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06 & 11/17/06)

**The Representatives of the following items should be in attendance at this BAR Meeting by 10:00 A. M.**

- Isla Vista/Goleta**  
**Santa Barbara County Redevelopment Agency:**
2. **Discussion/Update Pardall Road Enhancement Project Isla Vista**  
(Jamie Goldstein, Planner)  
Staff / consultant update regarding the Pardall Road project. The project includes widening sidewalks, new landscaping, revisions to circulation patterns, and other improvements in downtown Isla Vista

**The Representatives of the following items should be in attendance at this BAR Meeting by 10:30 A. M.**

3. **Discussion Item Chaplin Residence Addition Goleta**  
06LUP-00000-000967 (J. Ritterbeck, Planner) **Jurisdiction: Section 2-33.12e**  
Request of Jay Blatter, architect for the owners, for a **discussion on a proposed residential addition of approximately 2,719 square feet to an existing residence of approximately 1,949 square feet, resulting in a 4,668 square foot residence.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet and two sheds (to be demolished) of approximately 168 square feet and 200 square feet. The proposed project will not require grading other than for footings and no tree removal is proposed. The property is a 0.47 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-006, located at **4589 Auhay Drive** in the Goleta area, Second Supervisorial District.

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

4. **06BAR-00000-00285 Burns New Residence and Detached Garage Santa Barbara**  
06LUP-00000-00285 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Amy Taylor, architect for the owner, Paul R. Burns, to consider Case No. 06BAR-00000-00285 for **conceptual review of a new residence of approximately 2,085 square feet and detached garage of approximately 690 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,204 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this BAR Meeting by 11:30 A. M.**

#### *Site Visit*

5. **06BAR-00000-00281 Sheridan Residence Addition Toro Canyon**  
06LUP-00000-01120 (Nicole Mashore, Planner) **Jurisdiction: Toro**  
Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 **a site visit for a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal.** 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 less than 50 cubic yards of cut and fill. 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. (Continued from 1/5/07)

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

6. **06BAR-00000-00263 Price Gameroom Over Garage Santa Barbara**  
06LUP-00000-00943 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**  
Request of Larry Clark, architect for the owners, John and Janna Price, to consider Case No. 06BAR-00000-00263 for **preliminary/final approval of a residence addition (gameroom) over an existing garage of approximately 748 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,899 square feet, garage of approximately 870 square feet, garage/workshop of approximately 1,040 square feet and guesthouse with garage of approximately 1,293 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-001, located at **1550 La Vista Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/17/06)
7. **06BAR-00000-00293 Campanelli New Residence and Attached Garage Santa Barbara**  
06LUP-00000-01058 (Selena Buoni, Planner) **Jurisdiction: Ridgeline- Rural**  
Request of Dale Pekarek, agent for the owner, Joe Campanelli, to consider Case No. 06BAR-00000-00293 for **conceptual review of a new residence of approximately 2,184 square feet and attached two car garage of approximately 547 square feet.** No structures currently exist on the parcel. (Previous residence burned down in Painted Cave Fire.) The proposed project will require approximately 97 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 16,372 square foot parcel zoned RR-5 and shown as Assessor's Parcel Numbers 153-205-003, -004 located at **7 Trout Club** in the Santa Barbara area, Second Supervisorial District.
8. **06BAR-00000-00113 Willows Residence Additions/Remodel Mission Canyon**  
06LUP-00000-00419 (Erinn Briggs, Planner) **Jurisdiction: Mission Canyon**

Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **further conceptual review of a residence addition and remodel of approximately 2,891 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,876 square feet and approximately 1,876 square feet of garage, mechanical and storage space. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission Canyon area, First Supervisorial District. (Continued from 6/02/06 & 11/17/06)

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

9. **06BAR-00000-00297 Duncan Second Story Residence Addition Mission Canyon**  
06MOD-00000-00014 (Nicole Mashore, Planner) **Jurisdiction: Mission**  
Request of Murray Duncan, architect and owner, to consider Case No. 06BAR-00000-00297 for **conceptual review of a first floor garage of approximately 424 square feet, second story exercise room and bath of approximately 280 square feet, second story terrace, new pool, pool equipment storage structure and gate. The proposed project includes a request for a modification to allow encroachment of 9 feet 9 inches into the front yard setback.** The following structures currently exist on the parcel: a two story residence of approximately 2,391 square feet, two car garage of approximately 512.5 square feet and an accessory structure of approximately 385 square feet. The proposed project will require approximately 37 cubic yards of cut and no fill. The property is a 9,588 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-123-015, located at **1012 Cheltenham Raod** in the Mission Canyon area, First Supervisorial District.
- Toro Canyon/Summerland/Carpinteria Areas**
10. **06BAR-00000-00253 Nathan New Pool Summerland**  
06CDH-00000-00114 (J. Ritterbeck, Planner) **Ridgeline: Rural**  
Request of Michael Avakian and Pat Elton, agents for the owners, John and Diane Nathan, to consider Case No. 06BAR-00000-00253 for **preliminary/final approval of a retaining wall as part of a new pool and cabana.** The following structures currently exist on the parcel: a residence of approximately 1,564 square feet, barn of approximately 2,541 square feet and guest house of approximately 935 square feet. The proposed project will require less than 50 cubic yard of cut and no fill. The property is a 4.95 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-036, located at **395 Greenwell Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/5/03 & 9/19/03 under BAR number 03AR-00000-00232, & 11/17/06)
11. **06BAR-00000-00314 Souza New Driveway and Landscaping Toro Canyon**  
06LUP-00000-00988 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline -Urban**  
Request of Kris Kimpel, architect for the owners, John and Gretchen Souza, to consider Case No. 06BAR-00000-00314 for **conceptual review/preliminary approval for changes to an existing driveway off Picay Lane, new landscaping and removal of one oak tree and four pine trees.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 23 cubic yards of cut and approximately 97 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District.
12. **06BAR-00000-00009 Siegal New Residence/Detached Garage/Accessory Space Toro Canyon**

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06CDH-00000-000001 (Holly Bradbury, Planner) **Jurisdiction: Toro**  
Request of Wayne LaBrie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **final approval of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 18,700 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/10/06, 5/12/06, 6/23/06, 7/21/06, 10/27/06 & 12/08/06)

<p><b>The Representatives of the following items should be in attendance at this BAR Meeting by 3:00 P. M.</b></p>
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13. **06BAR-00000-00281 Sheridan Residence Addition Toro Canyon**  
**06LUP-00000-01120 (Nicole Mashore, Planner) Jurisdiction: Toro**  
Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **further conceptual review of a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal.** 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 less than 50 cubic yards of cut and fill. 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. (Continued from 1/5/07)
14. **06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**  
**(No Assigned Planner) Jurisdiction: Toro**  
Request of Kim Maciorowski, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **conceptual review of residence addition of approximately 840 square feet to an existing one-story residence.** The following structures currently exist on the parcel: a residence of approximately 1,418 square feet. The proposed project will not require grading. The property is a .26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District.
15. **06BAR-00000-00302 Rothbard New Residence Carpinteria**  
**(Tina Ryder, Planner) Jurisdiction: Toro Canyon**  
Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **conceptual review of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,700 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 1,700 cubic yards of cut and no fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.
16. **06BAR-00000-00096 Rothbard Barns and Accessory Structures Toro Canyon**  
**06CDP-00000-00092(Tina Ryder, Planner) Jurisdiction: Toro**

Request of Chris Price, agent and Burnett Jewett Architects, for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00096 for **preliminary/final approval of (a) a total of four horse barns for the property-owner's personal use: Barns 1 and 2 each contain approximately 1,440 square feet and 10 horse stalls each, Barns 3 and 4 each contain approximately 864 square feet and 6 horse stalls each; (b) a hay barn of approximately 1,056 square feet; (c) an agricultural storage building of approximately 120 square feet; (d) a maintenance building of approximately 120 square feet for storage of maintenance equipment for the on-site agricultural pasture, orchards, fields, and horse barns.** The following structures currently exist on the parcel: a main residence of approximately 4,500 square feet, second residence of approximately 2,500 square feet and two barns of approximately 300 square feet each. The proposed project will require approximately 10,852 cubic yards of cut and approximately 17,093 cubic yards of fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/19/06)