



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: February 2, 2007**

**9:00 A.M.**

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Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Robin Donaldson		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Martha Gray		
Anita Hodosy	BAR Secretary	
Allen Bell	Planner III	

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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 19, 2007 will be considered.

**IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)**

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

**C-2. 05BAR-00000-00320 McLaughlin Residence Remodel/Addition Summerland**  
05CDP-00000-00155 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **final approval on consent of a residence remodel and addition remodel of approximately 102 square feet with a rear deck addition of approximately 604 square feet. Also proposed is a rebuilt front deck (as-built) & replacement of existing windows (as-built).** The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06, 5/12/06, 6/02/06 & 9/22/06)

**C-3. 06BAR-00000-00261 Polshuk 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 Polshuk, to consider Case No. 06BAR-00000-00261 for **final approval on consent 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 & 1/05/07)

**C-4 06BAR-00000-00159 Wells Residence Addition Mission Canyon**  
06LUP-00000-00610 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Urban**  
06MOD-00000-00013

Request of Eric Knight, agent for the owner, Hilary Wells, to consider Case No. 06BAR-00000-00159 for **final approval on consent of a residence addition and remodel of approximately 412 square feet and a front yard setback modification of a deck, trellis and paving from 40 feet from center line to 36.5 from center line.** The following structures currently exist on the parcel: a residence of approximately 1,276 square feet. A garage does not exist. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-015, located at **2760 Williams Way** in the Mission Canyon area, First Supervisorial District. (Continued from 8/25/06 & 10/27/06)

**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.**

**Isla Vista/Goleta**

- 1. 06BAR-00000-00324 Sanderson Two Story Residence Addition Isla Vista**  
06CDH-00000-00057 (Jim Heaton, Planner) **Jurisdiction: Coastal**  
Request of Sophie Calvin, agent for the owner, Greg Sanderson, to consider Case No. 06BAR-00000-00324 for **conceptual review approval of a two story residence addition of approximately 303 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 942 square feet and garage of approximately 276 square feet. The proposed project will not require grading. The property is a .10 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-222-019, located at **6516 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.
- 2. 06BAR-00000-00001 St. George New Residence Isla Vista**  
07CDP-00000-00001 (J. Ritterbeck, Planner) **Jurisdiction: Design Control Overlay**  
Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 06BAR-00000-00001 for **conceptual review of a new residence of approximately 1,988 square feet with an attached garage of approximately 328 square feet and a perimeter fence around the property.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 3,750 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-151-027, located on Pasado Road in the Isla Vista area, Third Supervisorial District.
- 3. 06BAR-00000-00309 Lee Calroll Signage Goleta**  
06SCC-00000-00019 (Brian Banks, Planner) **Jurisdiction: Sign**  
Request of Amy Lee, agent for the owner, Orfalga Irrevocable Trust, to consider Case No. 06BAR-00000-00309 for **conceptual review of astore front wall signs of approximately 15 square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 698 square feet. The proposed project will not require grading. The property is zoned C2 and shown as Assessor's Parcel Number 075-121-006, located at **888 Embarcadero Del Norte #C** in the Isla Vista area, Third Supervisorial District.
- 4. 06BAR-00000-00318 Firefox Sandstone Carving Facility Goleta**  
06DVP-00000-00027 (Michelle Gibbs, Planner) **Jurisdiction: Development Plan**  
Request of Kathleen Weinheimer, agent for the owner, Edward Langhorne, to consider Case No. 06BAR-00000-00318 for **conceptual review of three new buildings to conduct sandstone carving operations.** One Stone Carving Building of 3,000 square feet, a Fabrication Building of 1,250 square feet, and a storage building of 750 square feet would be constructed. The three new buildings plus a new area of asphalt between the buildings would occupy an area of approximately 12,000 square feet. The following structures currently exist on the parcel: a 3,000 square foot office and storage space and 1,500 square foot canopy. The proposed project would require less than 50 cubic yards of grading but would involve stockpiling of rock. The property is zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-071, located at **5381 Ekwill Road** in the South Patterson Agricultural Block area, Second Supervisorial District.

5. **Discussion Item** Desilva/Gwnasekara Residential Second Story Addition **Goleta**  
06LUP-00000-00575 (Nicole Mashore, Planner) **Jurisdiction: Section 2-33.12(e)**  
Request of Joaquin Ornelas, architect for the owners, Asiri Desilva and Sharmila Gwnassekara, for **further discussion of second story residence addition of approximately 737 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,591 square feet and attached garage of approximately 558 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-412-015, located at **5086 Parkwood Place** in the Goleta area, Second Supervisorial District. (Continued from 8/25/06 & 10/27/06)

**The Representatives of the following items should be in attendance at this BAR Meeting by 11:00 A. M.**

6. **04BAR-00000-00001** **Hourigan Subdivision** **Goleta**  
02TRM-00000-00005 (Michelle Gibbs, Planner) **Ridgeline: N/A**  
Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **further conceptual review of a residential subdivision and development of six new single-family residences.** The new residences on Lots 1 and 2 would be one-story with 2,966 square feet and 2,992 square feet first floors and 1,248 square feet and 1,634 square feet basements, respectively. The new residences on Lots 3 through 6 would be one-story also with first floors of 2,834 square feet, 2,844 square feet, 2,839 square feet, and 2,445 square feet with basements of 2,319 square feet, 2,319 square feet, 2,319 square feet, 2,314 square feet respectively. The proposed project includes one open space lot, Lot 9. The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 4,600 square feet with three accessory buildings, Lot 7 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed grading has not been finalized. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 1/16/04, 10/03/03, 3/12/04, 7/15/05 & 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.**

7. **06BAR-00000-00315** **Mormann Residence Addition & Setback Modification** **Hope Ranch**  
06MOD-00000-00315 (J. Ritterbeck, Planner) **Jurisdiction: 35-82.130.D(2) - Urban**  
Request of Paul R. Zink, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **conceptual review/preliminary approval of a residential addition of approximately 345 square feet and a modification to the front and side setbacks.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guest house of approximately 800 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at **977 Via Rosita** in the Hope Ranch area, Second Supervisorial District.
8. **02BAR-00000-00368** **Hacienda Vieja Residences** **Santa Barbara**  
02TPM-00000-00002 (Michelle Gibbs, Planner) **Ridgeline: N/A**  
Request of Jack Maxwell, owner, to consider Case No. 02BAR-00000-00368 for further **preliminary/final approval of 4 new single family residences.** The residences on Lots 1 and 3 would each total 3,200 square feet of habitable space, with an attached 400 square foot two-car garage each, the residence on Lot 2 would total 3,386 square feet habitable space with an attached 480 square foot two-car garage, and the residence on Lot 4 would total 3,190 square feet of habitable space with an attached 470 square foot two-car garage. The following structure currently exists on the parcel: A single family residence of approximately 2,600 square feet. Parcel 1 is a 1.16 acre parcel and Parcel 2 is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Numbers 065-240-019 and -020, located at **4865 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/21/03 & 5/9/03 & 6/06/03 & 12/08/06)

9. **06BAR-00000-00139** **Thielmann Second Dwelling** **Santa Barbara**  
**06DEV-00000-00006** (Michelle Gibbs, Planner) **Jurisdiction: DVP**  
Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06 & 9/22/06 & 12/08/06)
10. **06BAR-00000-00241** **Elconin New Residence** **Santa Barbara**  
**06LUP-00000-00868** (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**  
Request of David Winitzky, architect for the owners, Gordon and Robbie Elconin, to consider Case No. 06BAR-00000-00241 for **preliminary/final approval of a new residence and garage of approximately 4,868 square feet with pool and spa.** No structures currently exist on the parcel. The proposed project will require approximately 42.59 cubic yards of cut and approximately 109.93 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-017, located at **1220 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/27/06 & 12/08/06)

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

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

11. **06BAR-00000-00252**  
**Hammer Residence Addition and New Three Car Garage** **Mission Canyon**  
**06LUP-00000-00949** (Amy Trester, Planner) **Jurisdiction: Mission**  
Request of Dale Pekarek, architect for the owners, Steve and Amy Hammer, to consider Case No. 06BAR-00000-00252 for **preliminary/final approval of a residence addition of approximately 324 square feet, conversion of existing garage to habitable space of approximately 724 square feet and a new three car garage of approximately 693 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,998 square feet and attached garage of approximately 799 square feet. The proposed project will not require grading. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-070-035, located at **1324 Los Canoas Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 11/17/06)
12. **05BAR-00000-00281** **Adizes New Residence** **Carpinteria**  
**06CDP-00000-00065**(Selena Buoni, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **final approval of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and a new pool and spa.** No structures currently exist on the parcel. The proposed project will require approximately 2,020 cubic yards of cut and approximately 1,050 cubic yards of fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/05, 4/21/06, 7/21/06 & Site Visit 9/12/06 & 9/15/06 & 11/3/06)

