



# COUNTY OF SANTA BARBARA

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## REVISED

## SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Revised Meeting Date: February 24, 2006

9:00 A.M.

Revisions: 04BAR-00000-00147 St. Athanasius Orothodox Church 5441 Hollister Avenue was removed the agenda. 06BAR-00000-00041 Guthy/Jackson Residence Addition 4271 Avenue Del Mar, 06BAR-00000-000015 Marsupial Properties Residence Additions 1553 Robles Drive and 06BAR-00000-00029 Groff Demo/New Residence and Guest House 4660 Via Huerto were added to the agenda during the 11:00 a.m. hour.

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Kate Dole                      Chair  
Robin Donaldson       - Vice Chair  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Chris Roberts  
Jeremy Roberts  
Anita Hodosy               - BAR Secretary  
Alice Daly                    - Planner III

### *Special Meeting Location:*

Santa Barbara County  
**Board of Supervisors Hearing Room, 4<sup>th</sup> Floor**  
105 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 16, 2005 and January 27, 2006 will be considered.
- IV. ADOPTION OF SOUTH BOARD OF ARCHITECTURAL REVIEW BYLAWS:**

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

**C-1. 05BAR-00000-00226 Maxwell Residence Remodel / Addition Santa Barbara**  
**05CDH-00000-00032 (Alice Daly, Planner) Jurisdiction: Design Overlay**

Request of Jack Maxwell, owner, to consider Case No. 05BAR-00000-00226 for **final approval on consent of a remodel and one story addition of approximately 1,800 square feet to an existing one story residence.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet with an attached garage of approximately 450 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-020, located at **4865 Vieja Drive** in the Goleta/Hope Ranch area, Second District Supervisorial District. (Continued from 10/14/05 and Site Visit 11/01/05, 11/18/05 & 12/16/05 & 1/27/06)

**C-2. 05BAR-00000-00299 Ritter Modification/Retaining Wall Hope Ranch**  
**05MOD-00000-00009 (Holly Bradbury, Planner) Jurisdiction: Modification**

Request of R.E. Johnson, architect for the owner, W. Ritter, to consider Case No. 05BAR-00000-00299 for **final approval on consent of a modification to "second" front yard setback to allow for a pool, associated equipment and features and an eight foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 3,226 square feet and garage of approximately 473 square feet. The proposed project will require approximately 141 cubic yards of cut and approximately 0 cubic yards of fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/27/06)

**C-3. 04BAR-00000-00139 Black New Residence and Pool Toro Canyon**  
**04LUP-00000-00594 (Peter Lawson, Planner) Ridgeline: Rural**

Request of Issac Romero, agent for the owners, Tod and Susan Black, to consider Case No. 04BAR-00000-00139 for **revised final approval on consent of a change to the BAR approved colors and materials of a new residence of approximately 3,035 square feet with an attached garage of approximately 605 square feet.** There are no changes to the footprint, height or configuration of the approved structure and currently no structures exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 10.04 acre parcel zoned RR-20 Residential Ranchette and shown as Assessor's Parcel Number 155-240-014, located at **896 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/16/04, 12/17/04 & 3/18/05)

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**VIII. 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-00000-00012 Parsons Residence Addition Goleta**  
(No Assigned Planner) **Jurisdiction:Ridgeline- Rural**

Request of Ben Korman and Susan McLaughlin of Suzanne Elledge Planning and Permitting, agents for the owners, Alan and Lisa Parsons, to consider Case No. 06BAR-00000-0012 for **conceptual review of a addition of approximately 780 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,817 square feet, barn of approximately 600 square feet, a “mountain room” of approximately 225 square feet and a shed of approximately 300 square feet. The proposed project will require approximately 144 cubic yards of cut and fill. The property is a 36.82 acre parcel zoned AG-II-100 and shown as Assessor’s Parcel Number 079-060-052, located at **1500 Farren Road** in the Goleta area, Third Supervisorial District.
- 2. 06BAR-00000-00001 Gelb Demo/New Two Story Residence Isla Vista**  
05CDH-00000-00046 (Daniel Gullett, Planner) **Jurisdiction: Ocean Lot**

Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 06BAR-00000-00001 for **conceptual review of a demolition of approximately 772 square feet of an existing 1,363 square foot, two story duplex. The remaining structure would be re-configured into a two story single family dwelling. A patio on the south side of the dwelling would also be removed and would be replaced with ungrouted permeable pavers. A 270 square foot carport would be remodeled to create a dining room. Along with the converted carport, the reconfigured structure would be approximately 924 square feet. Access would continue to be provided by a private driveway from Del Playa Drive. Two uncovered parking spaces would provide the required parking.** The following structures currently exist on the parcel: two story duplex of approximately 1,363 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a 5,575 square foot parcel zoned SRM and shown as Assessor’s Parcel Number 075-193-038, located at **6705 Del Playa** in the Isla Vista area, Third Supervisorial District.
- 3. 06BAR-00000-00002 Gelb Demo/New Two Story Residence Isla Vista**  
05CDH-00000-00047 (Daniel Gullett, Planner) **Jurisdiction: Ocean Lot**

Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 06BAR-00000-00002 for **conceptual review of a demolition of approximately 934 square feet of and existing 1,364 square foot, two story duplex. The remaining structure would be reconfigured into a two story single family dwelling. A patio located on the south side of building would be demolished and would be replaced with ungrouted permeable pavers. A 270 square foot carport would be remodeled to create the bedroom and an existing second floor wood deck would become a dining room. Along with the converted carport and upper floor deck, the remodeled structure would be approximately 935 square feet. Access would continue to be provided by a private driveway from Del Playa Drive. Two uncovered parking spaces would provide the required parking.** The following structures currently exist on the parcel: a two story duplex of approximately 1,364 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a 5,575 square foot parcel zoned SRM and shown as Assessor’s Parcel Number 075-193-029, located at **6707 Del Playa** in the Isla Vista area, Third Supervisorial District.

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

4. **04BAR-00000-00183 Subject New Residence and Accessory Structure Goleta**  
05LUP-00000-01167 (Lisa Hosale, Planner) **Ridgeline: Urban**  
Request of Don Swann, architect for the owner, Stephen Subject, to consider Case No. 04BAR-00000-00183 for **conceptual review of a new single family residence of approximately 2,892 square feet with attached garage of approximately 1,200 square feet and an accessory structure of approximately 800 square feet.** (Project also includes a second residential unit not for review by SBAR.) No structures currently exist on the parcel. The proposed project will require grading amount to be tabulated. The property is a 5.38 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-032, located at **6024 La Goleta Road** in the Goleta area, Second Supervisorial District. (Continued from 8/13/04)
5. **06BAR-00000-00003 Garbarino Residence Addition Goleta**  
06LUP-00000-00025 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Thompson Naylor Architects, architect for the owners, Joel and Michele Garbarino, to consider Case No. 06BAR-00000-00003 for **conceptual review of a residence additions of approximately 723 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,748 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-015, located at **713 La Buena Tierra** in the Goleta area, Second Supervisorial District.

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

6. **06BAR-00000-00041 Guthy/Jackson Residence Addition Carpinteria**  
(No Assigned Planner) **Jurisdiction: Coastal**  
Request of Appleton & Associates architect for the owners, Bill Guthy and Victoria, to consider Case No. 06BAR-00000-00041 for **conceptual review of residence addition of approximately 1,578 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,903 square feet, guest house of approximately 1,218 square feet and garage of approximately 382 square feet. The proposed project will not require grading. The property is a 1.4 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-008, located at **4271 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

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

7. **06BAR-00000-00015 Marsupial Properties Residence Additions Hope Ranch**  
06CDH-00000-00002 (No Assigned Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Ken Mineau of Appleton & Associates, architect for the owner, Marsupial Properties, to consider Case No. 06BAR-00000-00015 for **conceptual review of an addition of approximately 5,800 square feet to existing residence, an addition of approximately 659 square feet to existing service wing, a new pool pavilion of approximately 2,961 square feet, new garage of approximately 701 square feet, new pool of approximately 1,875 square feet and associated demolition.** The following structures currently exist on the parcel: a residence of approximately 12,700 square feet, service wing of approximately 3,500 square feet, pool house of approximately 1,000 square feet, garage of approximately 3,000 square feet and pool of approximately 4,000 square feet. The proposed project will require approximately 4,400 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 17.82 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-160-034, located at **1553 Robles Drive** in the Hope Ranch area, Second Supervisorial District.

8. **06BAR-00000-00029 Groff Demo/New Residence & Guest House Hope Ranch**  
06LUP-00000-00029 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Ken Taub, architect for the owner, Scott Groff to consider Case No. 06BAR-00000-00029 for **conceptual review of a new residence of approximately 7,643 square feet, guest house of approximately 724 square feet, landscape plan and small retaining walls.** The following structures currently exist on the parcel: a residence of approximately 4,013 to be demolished. The proposed project will require approximately 2,200 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 3.47 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-011, located at **4660 Via Huerto** in the Hope Ranch area, Second Supervisorial District.

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

9. **05BAR-00000-00318 Nash Two Detached Garages Hope Ranch**  
06LUP-00000-00018 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Applicable**  
Request of Bryan Pollard, architect for the owner, Rick Nash, to consider Case No. 05BAR-00000-00318 for **conceptual review of demo of existing garage to be replaced by two detached garages (four covered spaces, with exercise room and half bath) of approximately 1,625 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,872 square feet, guest house of approximately 770 square feet and stables of approximately 740 square feet. The proposed project will require no cubic yards of cut and approximately 45 cubic yards of fill. The property is a 5.23 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-001, located at **4225 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.
10. **05BAR-00000-00319 Kenny/McMillan New Residence/Garage/Guest House Hope Ranch**  
05CDP-00000-00154 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline- Urban**  
Request of Mark Sheilds, architect for the owners, Tom Kenny and Susan McMillan, to consider Case No. 05BAR-00000-00319 for **conceptual review of new residence of approximately 4,900 square feet, garage of approximately 849 square feet and guesthouse of approximately 798 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 897 cubic yards of cut and fill. The property is a 3.58 acre parcel zoned 3.5-E-1 and shown as Assessor's Parcel Number 063-171-019, located at **1500 Roble Drive** in the Hope Ranch area, Second Supervisorial District.

**The Representatives of the following items should be in attendance at this BAR Meeting by 1:30 P. M.**

11. **05BAR-00000-00188 Cook New Residence Mission Canyon**  
05LUP-00000-00820, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**  
05CUP-00000-00040  
Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **further conceptual review of a one story two bedroom, two bathroom addition, consisting of approximately 975 gross square feet (905 net square feet) to an existing residence of approximately 1,760 square feet (1,570 net square feet) and demolition and rebuild of the existing two-car garage in a new location** The following structures currently exist on the parcel: a residence of approximately 1,700 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District.  
(Continued from 8/19/05, Site Visit 10/14/05 and 10/28/05)

12. **05BAR-00000-00189** **Burke/Cook New Residence** **Mission Canyon**  
**05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) Jurisdiction: Ridgeline - Urban**  
**05CUP-00000-00042**  
Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **further conceptual review for a new two-story residence of approximately 2,681 square feet (2,485 net square feet) with an attached garage of approximately 504 gross square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05)
13. **05BAR-00000-00190** **Burke New Residence** **Mission Canyon**  
**05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) Jurisdiction: Ridgeline - Urban**  
**05CUP-00000-00041**  
Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **further conceptual review for new two-story residence of 3,526 gross square feet and basement garage and hobby room of approximately 1,000 gross square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 11/04/05)

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

### **Toro Canyon/Summerland/Carpinteria Areas**

14. **05BAR-00000-00289** **McCollough Residence Addition and New Garage** **Summerland**  
**05CDP-00000-00131 (Robert Dostalek, Planner) Jurisdiction: Ridgeline - Urban**  
Request of Jason Grant, architect for the owner, Robert McCollough, to consider Case No. 05BAR-00000-00289 for **preliminary/final approval of a residence addition of approximately 1,375 square feet and new two car garage of approximately 480 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,795 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a .46 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-132-008, located at **2215 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 12/02/05)
15. **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 **conceptual review of a residence remodel and addition of approximately 102 square feet with a deck addition of approximately 604 square feet.** 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.

- 16. 05BAR-00000-00254 RMP Family Trust Accessory Structure** **Carpinteria**  
**05CDH-00000-00042 (Robert Dostalek, Planner)** **Jurisdiction: Ocean Lot**  
Request of Tom Ochsner, architect for the owner, RMP Family Trust, to consider Case No. 05BAR-00000-00254 for **further conceptual review of a new detached cabana of approximately 576 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,634 square feet, guesthouse of approximately 448 square feet and two car garage with storage of approximately 652 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 20,094 square foot parcel zoned 7-R-1, RES100, CZ and shown as Assessor's Parcel Number 004-031-012, located at **4599 Del Mar Avenue** in the Carpinteria area, First Supervisorial District. (Continued from 11/18/05)
- 17. 04BAR-00000-00059** **Swords New Residence** **Carpinteria**  
**04CDP-00000-00025 (Lisa Martin, Planner)** **Jurisdiction: Ridgeline - Rural**  
Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **final approval of a new residence of approximately 3,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7025 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04, 4/8/05, 5/27/05, 9/16/05, 10/14/05 & 10/28/05)