



# COUNTY OF SANTA BARBARA

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## SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Santa Barbara County  
Planning Commission Hearing Rm.  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

**Meeting Date: February 27, 2009  
9:00 A.M.**

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**NOTICE: As of June 2008, all revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.**

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Martha Gray	Will Rivera	<b>Chair</b>
Chris Roberts	Laurie Romano	<b>Vice Chair</b>
Jeremy Roberts	Anita Hodoso-McFaul	<b>SBAR Secretary</b>
Glen Morris	Anne Almy	<b>Supervising Planner</b>
Steve Willson		

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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.
  - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
  - 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 Consent Agenda, it is recommended, but not required, that you or your representative appear at the Consent Review (8:45 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 COMMENT:** 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 February 13, 2009 will be considered.

**The Representatives of the following items should be in attendance at this SBAR Meeting by 8:45 A. M.**

**IV. CONSENT AGENDA:**

- C-1. 08BAR-00000-00267 McGraw Residence Addition Toro Canyon**  
08CDP-00000-00191 (Lisa Martin, Planner) **Jurisdiction: Toro**  
Request of Dr. Edo McGowan, agent, Donald Hogarth, architect for the owner, E. A. McGraw, to consider Case No. 08BAR-00000-00267 for **final approval on consent of a residence addition of approximately 620 square feet and a detached accessory structure of approximately 320 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,000 square feet. The proposed project will not require grading. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-013, located at **3152 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/19/08, 1/16/09 & 2/13/09)

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE**

**VII. STANDARD AGENDA:**

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

**Goleta**

- 1. 07BAR-00000-00287 Hollstien New Residence, Garage and Barn Goleta**  
07LUP-00000-00755 (Sarah Clark, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Eric Swenumson, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 07BAR-00000-00287 (06BAR-00000-00172 *previous BAR number*) for **revised final approval for a roof change on a proposed new residence of approximately 4,006 square feet, a detached garage of approximately 900 square feet, and 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 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08, 2/29/08 & 3/14/08)
- 2. 08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**  
08LUP-00000-00157 (Eric Gage, Planner) **Jurisdiction: Goleta**  
Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **final approval to partially demolish an approximately 900 square feet single story residence and rebuild a new one and partial two story residence of approximately 2,515 square feet of net floor area (2718 square feet gross) with a new attached two car garage of approximately 441 square feet of net floor area (484 square feet gross).** The following structure currently exists on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08, 7/25/08 & 8/22/08)

3. **07BAR-00000-00127 Rodriguez Residence Partial Demolition/Remodel** **Goleta**  
07LUP-00000-00313 (Seth Shank, Planner) **Jurisdiction: Goleta**  
Request of R. Brian Nelson, architect for the owner, Al Rodriguez, to consider Case No. 07BAR-00000-00127 for **final approval of a partial residence demolition of approximately 2,248 square feet, proposed to include a first floor addition of approximately 2,482 square feet, second floor addition of approximately 2,323 square feet, porches of approximately 750 square feet and decks of approximately 864 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,374 square feet, garage/accessory structure of approximately 1,296 square feet, covered BBQ of approximately 780 square feet and shed of approximately 56 square feet. The proposed project will require approximately no cut and approximately 104 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006, located at **1020 La Vista Road** in the Goleta area, Second Supervisorial District. (Continued from 6/08/07, 7/11/08 & 10/03/08)

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

4. **09BAR-00000-00023 Foss New Residence** **Mission Canyon**  
(No Assigned Planner) **Jurisdiction: Mission**  
Request of Al Winsor, agent for the owner, John Foss, to consider Case No. 09BAR-00000-00023 for **conceptual review of a new residence of approximately 2,899 square feet and carport of approximately 440 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 87.6 cubic yards of cut and approximately 77.6 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-180-094, located at **2639 Dorking Place** in the Mission Canyon area, First Supervisorial District.
5. **07BAR-00000-00216 St. Denis Single Family Dwelling Addition** **Hope Ranch**  
07LUP-00000-00567 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Michael Holliday, agent for the owners, Gary and Joane St. Denis, to consider Case No. 07BAR-00000-00216 for **preliminary approval of first floor addition of approximately 700 square feet and the conversion of an existing carport of approximately 700 square feet to habitable space.** The following structures currently exist on the parcel: single-story residence of approximately 3,500 square feet with a detached 3-car garage of approximately 900 square feet and porte-cochere of approximately 700 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 145 cubic yards of fill. The property is a 1.78 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-023-005, located at **4415 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/05/07 & 10/17/08)

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

6. **09BAR-00000-00019 Carr Partial Demolition to Residence and New Guest House and Garage** **Hope Ranch**  
(No Assigned Planner) **Jurisdiction: Coastal**  
Request of Bill Hayer, architect for the owner, Lee Carr, to consider Case No. 09BAR-00000-00019 for **conceptual review of a partial residence demolition of approximately 3,875 square feet and partial demolition of an accessory structure/shed (habitable space) of approximately 985 square feet. Proposed residence rebuild of approximately 4,073 square feet to the first floor and approximately 1,286 square feet to the second floor, proposed new garage of approximately 860 square feet and deck of approximately 500 square feet.**

**Proposed addition to accessory structure/shed (habitable space) of approximately 985 square feet and shed to remain of approximately 462 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,500 square feet and garage of approximately 672 square feet and accessory structure/shed of approximately 1,447 square feet. The proposed project will require approximately 413 cubic yards of cut and approximately 83 cubic yards of fill. The property is a 4.4 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-220-023, located at **4353 Marina Drive** in the Hope Ranch area, Second Supervisorial District.

### Isla Vista

7. **08BAR-00000-00279**

**St. George Eight New Three-Story Multi-Family Apartment Buildings Isla Vista**

08DVP-00000-00040 (Alex Tuttle, Planner)

**Jurisdiction: DVP**

Request of Shubin and Donaldson Architects, architect for the owner, Edward St. George, to consider Case No. 08BAR-00000-00279 for **conceptual review of eight new three-story multi-family apartment buildings each of approximately 6,780 square feet.** The following structures currently exist on the parcel: three one-story day care buildings of approximately 2,560 square feet, 850 square feet and 815 square feet. The proposed project will require approximately 665 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 2 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-101-022, located at **870 Camino del Sur** in the Isla Vista area, Third Supervisorial District. (Continued from 1/16/09, 1/30/09 & 2/13/09)

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Lisa Martin

DATE: February 27, 2009

RE: 08BAR-00000-00267, McGraw Addition & Accessory Structure  
08CDP-00000-00191, 3152 Via Real, Parcel Number 005-370-013

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Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Toro Canyon Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input checked="" type="checkbox"/>	FINAL ON CONSENT

APPROVAL by your board.

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PLEASE SPECIFICALLY COMMENT ON: N/A

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**PROJECT DESCRIPTION:**

The proposed project is for an addition of approximately 620 square feet to the existing single-family dwelling to create a new bedroom and a new living room and the construction of a new detached accessory structure (recreation room) approximately 320 square feet in size. The height of the proposed residential addition would be approximately 11'6" slightly

**lower than the ridgeline of the existing first story component of the dwelling. The height of the accessory structure will also be 11'6". The project will not require any grading nor the removal of any native vegetation or trees.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

c: Case File (to Planner)  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Sarah Clark, Planner  
Development Review –South County

DATE: February 25, 2009

RE: 07BAR-00000-00287, Hollstien New SFD, 07LUP-00002-00755, 1390 North  
Fairview Road, APN: 069-010-050

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Preliminary review indicates that the project complies with the all zoning requirements for the RR-5 zone district and is compatible with the requirements of the County Land Use and Development Code subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

<input type="checkbox"/>	<b>CONCEPTUAL</b>
<input type="checkbox"/>	<b>PRELIMINARY</b>
<input type="checkbox"/>	<b>PRELIMINARY/FINAL</b>
<input type="checkbox"/>	<b>FINAL</b>
<input checked="" type="checkbox"/>	<b>REVISED FINAL</b>

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT**

**Revised roofing.**

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**PROJECT DESCRIPTION:**

**The proposed project is for a land use permit to allow construction of a new residence of approximately 4,006 square feet, a detached garage of approximately 900 square feet, and**

**barn of approximately 3,080 square feet. The proposed project will include grading of approximately 1,021 cubic yards of cut and 2,734 cubic yards of fill with 1,713 cubic yards to be imported. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at 1390 Fairview Road in the Goleta area, Second Supervisorial District.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to staff review.**

cc: Case File (to Sarah Clark)  
Anita Hodosy, P&D