



# COUNTY OF SANTA BARBARA

## Revised SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: February 29, 2008  
9:00 A.M.**

**Revision: Item # 8 07BAR-00000-00174 Koke Detached Garage, Guesthouse and Accessory Structures at 4230 Cresta Drive has revisions to project description.**

|                  |                |                              |
|------------------|----------------|------------------------------|
| Valerie Froscher | Chris Roberts  | - <b>Chair</b>               |
| Martha Gray      | Jeremy Roberts | - <b>Vice Chair</b>          |
| Laurie Romano    | Anita Hodosy   | - <b>SBAR Secretary</b>      |
| Will Rivera      | Anne Almy      | - <b>Supervising Planner</b> |
| Glen Morris      |                |                              |

- 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, 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 (8:45 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.

### 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 15, 2008 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. 07BAR-00000-00132 Demolition, Addition, Remodel Santa Barbara**  
**07LUP-00000-00648 (Amy Trester, Planner) Jurisdiction: Goleta**

Request of Carlos Grano, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **final approval on consent of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District. (Continued from 6/22/07, 11/02/07, 1/04/08 & 2/15/08)

**C-2. 07BAR-00000-00178 Ford New Guesthouse and Pool Hope Ranch**  
**07LUP-00000-00680 (Eric Gage, Planner) Jurisdiction: Ridgeline-Urban**

Request of On Design, architect for the owner, Eric Ford, to consider Case No. 07BAR-00000-00178 for **final approval on consent of a new guesthouse of approximately 800 square feet with an attached covered patio of approximately 704 square feet and new pool of approximately 528 square feet.** The following structures currently exist on the parcel: residence of approximately 4,406 square feet and a detached two-car garage of approximately 586 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.84 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-030-052, located at **3904 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/10/07 & 12/14/07)

**C-3. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon**  
**07LUP-00000-00177 (Jim Heaton, Planner) Jurisdiction: Toro**

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **final approval on consent of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned AG-I-40 and MT-TORO-40 with the project completely located in the AG-I-40 portion of the lot and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07, 5/25/07, and 8/10/07 & 10/16/07)

**C-4. 07BAR-00000-00006 Baumgarten Residence Demolition/Rebuild Toro Canyon**  
**07CDP-00000-00024 (Eric Gage, Planner) Jurisdiction: Ridgeline - Rural**

Request of Mark Armstrong, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **final approval on consent of a residence demolition and rebuild of approximately 3,866 square feet, garage with workshop of approximately 1,442 square feet and deck of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed project will require approximately 410 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 1.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, 7/20/07, 1/04/08 & 2/15/08)

**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.**

1. **06BAR-00000-00316** **Santa Barbara Botanic Garden Vital Mission Plan** **Mission Canyon**  
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) **Jurisdiction: DVP**
- Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, and 1/04/08)

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

**Isla Vista/Goleta**

2. **04BAR-00000-00147** **St. Athanasius Orothodox Church** **Goleta**  
01CUP-00000-00152, 07ZCI-00000-00083 (Alex Tuttle, Planner) **Jurisdiction: Hollister Ave.**
- Request of Jonathan Leech, Dudek and Associates, agent for the owner, St. Athanasius, to consider Case No. 04BAR-00000-00147 for **preliminary approval of a 4.6 acre church complex consisting of four structures totaling approximately 26,500 square feet; a one story temple of approximately 8,455 square feet, a one story chapel of approximately 750 square feet, a one story fellowship hall of 14,560 square feet and a one story administration building of approximately 2,735 square feet.** No structures currently exist on the parcel. The proposed project is on a level parcel and will require minimal grading. The property is a 21.75 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-072, located at **5441 Hollister Avenue** in the Goleta area, Second District. (Continued from 8/13/04, 3/11/05, 7/20/07, and 9/07/07 & 1/18/08)
3. **08BAR-00000-00036** **Trigo Road Mixed Use Building** **Isla Vista**  
08CNS-00000-00005 (Jamie Goldstein, Planner) **Jurisdiction: Development**
- Request of D3 Partners, developers, to consider 08BAR-00000-00036 for **conceptual review of a development application for a mixed use building of approximately 30,000 square feet in the Isla Vista Redevelopment area consisting of approximately 5,000 square feet of community serving commercial space on the ground floor. Upper levels will consist of approximately 40 studio units (approximately 500 square feet each) and 4 two bedroom units (approximately 1,000 square feet each). Approximately 25 parking spaces to be provided onsite, tucked under the building. Affordable units will be provided in accordance with the recently adopted Isla Vista Master Plan. Project will pursue certification under the County Innovative Building Program.** The proposed project will require less than 50 cubic yards of grading. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor's Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District.

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

4. **07BAR-00000-00311** **Beck New Residence** **Isla Vista**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Ron Sorgman, architect for the owner, Timothy Beck, to consider Case No. 07BAR-00000-00311 for **conceptual review of a new residence of approximately 2,000 square feet and attached garage of approximately 420 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,112 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 1/4/08)

5. **07BAR-00000-00287** **Hollstien New Residence, Garage and Barn** **Goleta**  
07LUP-00000-00755 (Jim Heaton, 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 **preliminary approval of 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)

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

6. **07BAR-00000-00272** **Fries New Residence** **Santa Barbara**  
07CZI-00000-00088 (Seth Shank, Planner) **Jurisdiction: Goleta**  
Request of Glen Fries, architect for the owner, Scot Fries, to consider Case No. 07BAR-00000-00272 for **preliminary/final approval of a new residence of approximately 3,955 square feet and garage of approximately 895 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.64 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-009 located at **1366 Via Veneto** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07 & 1/04/07)

7. **07BAR-00000-00174** **Koke Detached Garage, Guesthouse & Accessory Structures** **Hope Ranch**  
07LUP-00000-000583 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 07BAR-00000-00174 for **preliminary/final approval of a new detached garage/workshop of approximately 1,388 square feet, guesthouse of approximately 800 square feet and accessory structure (exercise room) of approximately 800 square feet, and a subterranean storage of approximately 800 square feet.** This project will also include the extension of the existing driveway of approximately 70 linear feet to serve the proposed garage. In addition, the existing driveway will be resurfaced and widened for approximately 150 linear feet of length. A new entry gate with 8 foot high columns and a 6 foot high concrete wall fronting **Cresta Avenue** and new septic system with drywell is also proposed. The following structures currently exist on the parcel: a residence of approximately 4,355 square feet, detached garage of approximately 816 square feet, detached carport of approximately 880 square feet and guesthouse of approximately 670 square feet to be demolished. The proposed project will require approximately 1,577 cubic yards of cut and fill. The property is a 4.8 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/10/07 & 1/18/08)

8. **06BAR-00000-00254** **Winn Residence Addition** **Mission Canyon**

07VAR-00000-00007 (Lisa Hosale, Planner)

**Jurisdiction: Mission Canyon**

Request of Alastair Winn, owner, to consider Case No. 06BAR-00000-00254 for **revised preliminary approval of a setback Modification to allow two accessory structures (studio and garage/shed) recently remodeled under 06LUP-00000-01030/06BAR-00000-00254 to be located with the side yard setback area. The standard side yard setback area of 10 feet would be reduced to a minimum of three feet.** The following structures currently exist on the parcel: a residence of approximately 2,152 square feet, garage/workshop of approximately 648 square feet and studio of approximately 526 square feet and carport of approximately 226 square feet. The proposed project will not require grading. The property is a 24,101 square foot parcel zoned 1-E-1-D and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 3/30/07)

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

**Toro Canyon/Summerland/Carpinteria Areas**

9. **01BAR-00001-00254 Montecito Ranch Estates Entry Gate Lighting Summerland**  
02CDP-00003-00165 (Selena Buoni, Planner) **Jurisdiction: Ridgeline -Urban**  
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00001-00254 for **revised final approval on new entry gate lighting fixtures.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District.
10. **08BAR-00000-00011 Carpinteria Valley Farms Agricultural Building Summerland**  
02NEW-00000-00062 (Sarah Clark, Planner) **Jurisdiction: Summerland**  
Request of Brent Daniels, agent for the owner, Carpinteria Valley Farms, to consider Case No. 08BAR-00000-00011 for **conceptual review of an agricultural building approximately 4,140 square feet.** The following structures currently exist on the parcel: a residence of approximately 18,910 square feet, attached garage of approximately 750 square feet, guest house of approximately 800 square feet, pool house of approximately 800 square feet, accessory structure of approximately 1,000 square feet and a foot horse stable (including two agricultural employee dwellings) of approximately 13,487 square feet.. The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District.