



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: March 2, 2007

9:00 A.M.

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	
Michelle Gibbs	- Planner III	

- 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 February 26, 2007 will be considered.

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

C-1. 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 **final approval on consent 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. (Continued from 1/19/07)

C-2. 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 **final approval on consent 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 & 2/02/07)

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.

Isla Vista/Goleta

1. 04BAR-00000-00230 Yonally Residence Additions Goleta

07LUP-00000-00064 (Deborah Krammer, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Mark Shields, architect for the owners, Matt and Karen Yonally, to consider Case No. 04BAR-00000-00230 for **conceptual review of a residence addition of approximately 1,837 square feet and trellis of approximately 200 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,571 square feet, and attached garage of approximately 675 square feet. The proposed project will require approximately 110 cubic yards of cut and fill. The property is a 14.4 acre parcel zoned AGII-40 & AGII-100 and shown as Assessor's Parcel Numbers 079-110-053 and 079-110-054, located at **590 Ellwood Ridge Road** in the Goleta area, Third Supervisorial District.

2. **05BAR-00000-00059 Paradise Ivy New Mixed-Use Building** **Isla Vista**
05DVP-00000-00027 (Dan Gullett, Planner) **Jurisdiction: C-2 Zone**
Request of Karl Kras, architect for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **further conceptual review of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05 & 7/08/05)
3. **06BAR-00000-00172 Hollstien New Residence, Garage and Barn** **Goleta**
06LUP-00000-00813(Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jessica Grant of Penfield & Smith, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 06BAR-00000-00172 for **further preliminary approval of new residence of approximately 4,970 square feet, garage of approximately 845 square feet, barn of approximately 3,670 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 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-048, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06 & 1/05/07)
4. **07BAR-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. 07BAR-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. (Continued from 2/02/07)

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

5. **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 **preliminary approval 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 Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/19/07 & 2/09/07)

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **05BAR-00000-00255** **Isovich Demolition/New Residence** **Hope Ranch**
05LUP-00000-01149, (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Urban**
05MOD-00000-00011

Request of Larry R. Clark, architect for the owners, Angel and Lisa Isovich, to consider Case No. 05BAR-00000-00255 for **revised preliminary/final approval of a new residence of approximately 3,408 square feet and attached garage of approximately 684 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,401 square feet to be demolished. The proposed project will require approximately 31 cubic yards of cut and approximately 96 cubic yards of fill. The property is a 27,091 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-016, located at **4025 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/18/05)

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

Site Visit

7. **06BAR-00000-00307** **Marquez Residence Additions** **Carpinteria**
06CDH-00000-00055 (Jim Heaton, Planner) **Jurisdiction: Toro Canyon/Coastal**

Request of Jack Shaffer, architect for the owners, Tim and Bernie Marquez, to consider Case No. 06BAR-00000-00307 for **a site visit of a residence addition of approximately 62 square feet entryway and remodel of entry stairs to an existing residence; new spa located on the rear deck; replacement of an entrance gate, columns, and fence; demolition of the rear deck to be replaced by a stone veneer over wood patio; and exterior remodel including replacement of the side "catwalk" deck, garage door, driveway and stone planters, and rail and posts on balconies.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,871 square feet. The proposed project will not require grading. The property is a 7,405 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-029, located at **3579 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 2/02/07)

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

8. **07BAR-00000-00027** **Cercos Addition and Remodel** **Goleta**
07LUP-00000-0086 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Tom Morrison, agent for the owner, Frank Cercos III, to consider Case No. 07BAR-00000-00027 for **conceptual review/preliminary/final approval of an addition of approximately 115 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,828 square feet and attached garage of approximately 459 square feet. The proposed project will not require grading. The property is a .28 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-340-022, located at **4991 Old Oak Place** in the Goleta area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. **07BAR-00000-00024** **Maxwell Duplex** **Santa Barbara**
06DVP-00000-00022 (Michelle Gibbs, Planner) **Jurisdiction: DVP**

Request of Jack Maxwell, owner, to consider Case No. 07BAR-00000-00024 for **conceptual review/preliminary/final approval to convert a previously approved single family residence (SFD) addition to a duplex. The project is to convert a 3,921 square foot single family dwelling to a 2,893 square foot primary residence and 1,028 square foot attached duplex.** 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 Santa Barbara area, First/Second/Third/Fourth/Fifth Supervisorial District.

10. **07BAR-00000-00029 Magid New Residence, Detached Garage, Cabana Santa Barbara**
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jan Hochhauser, architect for the owner, Ilya Magid, to consider Case No. 07BAR-00000-00029 for **conceptual review of a new residence of approximately 4,998 square feet, detached garage of approximately 800 square feet and pool cabana of approximately 260 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 994 cubic yards of cut and approximately 922 cubic yards of fill. The property is a 1.0 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-030-022, located at **1105 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

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

11. **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 & 2/02/07)
12. **05BAR-00000-00319 Kenny/McMillan New Residence/Garage/Guest House Hope Ranch**
05CDP-00000-00154 (J. Ritterbeck, 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 **final approval 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. (Continued from 2/24/06, 3/31/06 & 5/19/06 & 8/11/06)

Toro Canyon/Summerland/Carpinteria Areas

13. **03BAR-00002-00138 Wegner Residence** **Summerland**
03CDP-00000-00092 (Michelle Gibbs, Planner) **Jurisdiction: Summerland**
Request of John Bennett, agent for the owner, Elena Wegner, to consider Case No. 03BAR-00002-00138 for **revised final approval of exterior lighting fixtures and chimney top on a new house of approximately 1,500 square feet.** The following structures currently exist on the parcel: a residence with two car garage. The proposed project will not require grading. The property is a 1,890 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-025 located at **2490 Golden Gate** in the Summerland area, First Supervisorial District.
14. **04BAR-00000-00337 Recordon Carport/Trellis** **Summerland**
06LUP-00000-000903 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Urban**

Request of R. Deming Isaacson, architect for the owner, Marcus Recordon, to consider Case No. 04BAR-00000-003371 for **final approval of a new carport of approximately 253 square feet and free-standing trellis of approximately 108 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 2,200 square feet and pool house of approximately 350 square feet and pool. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 1.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-040, located at **365 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 2/09/07)

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

15. **06BAR-00000-00307** **Marquez Residence Additions** **Carpinteria**
06CDH-00000-00055 (Jim Heaton, Planner) **Jurisdiction: Toro Canyon/Coastal**
Request of Jack Shaffer, architect for the owners, Tim and Bernie Marquez, to consider Case No. 06BAR-00000-00307 for **further conceptual review/preliminary approval of a residence addition of approximately 62 square feet entryway and remodel of entry stairs to an existing residence; new spa located on the rear deck; replacement of an entrance gate, columns, and fence; demolition of the rear deck to be replaced by a stone veneer over wood patio; and exterior remodel including replacement of the side "catwalk" deck, garage door, driveway and stone planters, and rail and posts on balconies.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,871 square feet. The proposed project will not require grading. The property is a 7,405 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-029, located at **3579 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 2/02/07)
16. **06BAR-00000-00009** **Siegal New Residence/Detached Garage/Accessory Space** **Toro Canyon**
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 **further 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, 1/19/07 & 2/09/07)
17. **06BAR-00000-00325** **Frampton Residence Additions** **Toro Canyon**
07LUP-00000-00009 (Errin Briggs, Planner) **Jurisdiction: Ridgeline -Rural**
Request of Kevin Frampton, owner, to consider Case No. 06BAR-00000-00325 for **preliminary/final approval of a dining room addition of approximately 274 square feet to a previously approved residence (03BAR-0000-00026) under construction. Project also includes the relocation of the pool, the cabana and the trellis.** The following structures currently exist on the parcel: **existing permitted new residence of approximately 10,155 square feet, cabana of approximately 392 square feet with an adjacent trellis of approximately 625 square feet, an accessory structure of approximately 200 square feet, pool, tennis court, and landscaping.** The proposed project will not require grading. The property is a 12.84 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-018, located at **3010 Vista Linda** in the Toro Canyon area, First Supervisorial District. (Continued from 2/02/07)