



# 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: March 5, 2010**  
**9:00 A.M.**

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**NOTICE: 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>
Glen Morris	Jeremy Roberts	<b>Vice Chair</b>
Steve Willson	Anita Hodosy-McFaul	<b>SBAR Secretary</b>
Jeff Yardy	Anne Almy	<b>Supervising Planner</b>
Lane Goodkind		

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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 19, 2010 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. 10BAR-00000-00011 Gaspar New Residence Santa Barbara**  
10LUP-00000-00031 (Kimberly McCarthy Planner) **Jurisdiction: Goleta**  
Request of Mathew Stannard, architect for the owners, Arthur and Elizabeth Gaspar, to consider Case No. 10BAR-00000-00011 for **final approval on consent of a new residence of approximately 1,880 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 35,693 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-172-015, located at **524 El Sueno Road** the Santa Barbara area, Second Supervisorial District. (Continued from 2/5/10 and 2/19/10)

**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. Discussion Item Project Clean Water Program**  
(Cathleen Garnand and Joy Hufschmid)  
**Project Clean Water program update on state storm water runoff requirements for Low Impact Development and discussion on upcoming revisions to land use application.**  
(Continued from 02/19/10)

**Isla Vista/Goleta**

- 2. 08BAR-00000-00279**  
**St. George 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 **final approval of 56 new one-, two-, and three bedroom units comprising five buildings surrounding a central courtyard, totaling approximately 52,500 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, 3/27/09 & 6/5/09, 2/05/10 & 2/19/10)

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

3. **10BAR-00000-00023 Meadows Lot 8 LLC New Residence Santa Barbara**  
(Mark Walter, Planner) **Jurisdiction: Goleta**  
Request of Barry Berkus, architect for the owner, Meadows Lot 8, LLC, to consider Case No. 10BAR-00000-00023 for **conceptual review of a new residence of approximately 5,062 square feet and attached 3 car garage of approximately 1,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,363 cubic yards of cut and approximately 1,906 cubic yards of fill. The property is a 4.77 acre/square foot parcel zoned PRD and shown as Assessor's Parcel Number 055-010-021, located at **1038 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District.

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

4. **09BAR-00000-00201 Henderson Residence Addition Mission Canyon**  
09LUP-00000-00542 (Lisa Martin, Planner) **Jurisdiction: Ridgeline-Urban**  
Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 09BAR-00000-00201 for **further conceptual/preliminary/final approval of residence addition/remodel of approximately 595 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 6,540 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10)

5. **10BAR-00000-00015 Convis Residence Addition Mission Canyon**  
10LUP-00000-00032 (Kimberly McCarthy, Planner) **Jurisdiction: Mission**  
Request of Andy Ribbins, agent for the owner, Gary Convis, to consider Case No. 10BAR-00000-00015 for **preliminary/final approval of residence addition of approximately 615 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,620 square feet and garage of approximately 470 square feet. The proposed project will require approximately 12 cubic yards of cut and approximately 8 cubic yards of fill. The property is a 7,630 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-150-011, located at **986 Cheltenham** in the Mission Canyon area, First Supervisorial District. (Continued from 2/19/10)

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

**Toro Canyon/Summerland/Carpinteria Areas**

6. **09BAR-00000-00186 Summerland Market Exterior Alterations Summerland**  
07BDP-00000-00689 (Kimberly McCarthy, Planner) **Jurisdiction: Summerland**  
Request of Jim Feinberg, agent for the owner, Rose Robinson Trust, to consider Case No. 09BAR-00000-00186 for **further conceptual review/preliminary approval of exterior alterations, including faux chimney and change to approved lighting fixtures above gas pumps.** The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 01/08/10)

7. **10BAR-00000-00016 Erdmann Residence Addition Summerland**  
(No Assigned, Planner) **Jurisdiction: Summerland**  
Request of David Chase, AM Design and Drafting architect for the owner, Robert Erdmann, to consider Case No. 10BAR-00000-00016 for **conceptual review of a residence addition of approximately 81 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,346 square feet and carport of approximately 300 square feet. The proposed project will not require grading. The property is a 8,437 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 005-142-002, located at **2319 Whitney Street** in the Summerland area, First Supervisorial District. (Continued from 02/19/10)
8. **09BAR-00000-00185 Circle G LLC Pool/Spa/Patio/Deck/Bath Carpinteria**  
09CDP-00000-00094 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Jennifer Foster, agent for the owners, Victoria Jackson and Bill Guthy, to consider Case No. 09BAR-00000-00185 for **preliminary/final approval of a pool of approximately 1,344 square feet, patio/deck of approximately 1,780 square feet, bath/storage structure of approximately 170 square feet, and detached office of approximately 391 square feet.** The following structures currently exist on the parcel: residence of approximately 4,377 square feet and a garage of approximately 1,054 square feet. The proposed project will require approximately 78 cubic yards of cut and approximately 17 cubic yards of fill. The property is 161.37 total acres zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-200-081 and -082, located at **6060 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 12/04/09 & 2/05/10 & 2/19/10)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: March 3, 2010

RE: 10BAR-00000-00011/10LUP-00000-00031, Gaspar SFD

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Preliminary review indicates that the project complies with the all requirements of the 10-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:** The proposed project is for the construction of a new single family dwelling approximately 1,560 square feet in size and an attached garage approximately 320 square feet in size. Approximately 100 cubic yards of cut will be required to prepare the site. The project will not require the removal of any native trees or vegetation. All oak trees within 25 feet of ground disturbance will be protected during construction. The project site will be served the Goleta Water and Sanitary Districts. Access to the site will continue to be taken off El Sueno Road.

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 my review.**

c: 10LUP-00000-00031, case file  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: March 3, 2010

RE: 10BAR-00000-00015/10LUP-00000-00032, Convis Residential Addition

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Preliminary review indicates that the project complies with the all requirements of the 7-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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:

PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:** The proposed project is for the addition of approximately 315 square feet to the existing single family dwelling and the conversion of approximately 300 square feet of existing non-habitable (crawl space) area to habitable space. The addition and conversion will create a new master bedroom suite on the main (lower) level of the residence. The existing entryway on the upper level will also be enlarged by approximately 64 square feet. The project requires approximately 12 cubic yards of cut and eight cubic yards of fill. The project will require the removal of one non-native tree. Water and

**sanitary services will continue to be provided by the City of Santa Barbara. Access to the site will remain off Cheltenham Road.**

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 my review.**

c: 10LUP-00000-00032, case file  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: March 3, 2010

RE: 09BAR-00000-00186, Summerland Market

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Preliminary review indicates that the project complies with the all zoning requirements for the C-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use 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:

**PRELIMINARY**  
 **CONCEPTUAL/PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

After direction from the Board of Architectural Review on January 8, 2010, the applicant has redesigned the lighting plan.

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**PROJECT DESCRIPTION:**

**The proposed project is for approval of a faux chimney approximately six feet six inches in height and elimination of previously approved metal canopies proposed above the existing pump islands.**

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: Sharon Kussman via email ([webcool@spiritone.com](mailto:webcool@spiritone.com))  
John Sperry Reynolds via email ([jsr@RealtyAdvocate.com](mailto:jsr@RealtyAdvocate.com))  
Anita Hodoso, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: March 5, 2010

RE: 09BAR-00000-00185, Circle G Pool/Spa/Patio/Cabaña, 09CDP/LUP)-00000-00094  
6060 Casitas Pass Road, Carpinteria area; APN 155-200-081

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Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-40 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

**PRELIMINARY/FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

➤ Agent has worked with P&D to address all planning and zoning concerns.

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**PROJECT DESCRIPTION:**

**The proposed project is for the construction of a new pool of approximately 1,344 square feet, patio/deck of approximately 1,780 square feet, and a cabaña structure of approximately 170 square feet. The proposed project will require approximately 100 c.y. of grading. The property is a 161.37-acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-200-081 located at 6060 Casitas Pass Road in the Carpinteria Area, 1<sup>st</sup> 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 Coastal Development Permit is subject to my review.**

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