



# COUNTY OF SANTA BARBARA

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## **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: March 14, 2008  
9:00 A.M.**

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

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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, 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.

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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 29, 2008 will be considered.

**IV. CONSENT AGENDA:**

- C-1. 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 **final approval on consent 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 & 2/29/08)
- C-2. 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 **final approval on consent 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, 1/04/08 & 2/29/08)

**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.**

**Isla Vista/Goleta**

- 1. 07BAR-00000-00050 Gerrity Residence Additions Isla Vista**  
07AMD-00000-00004 (J. Ritterbeck, Planner) Jurisdiction: Design Overlay  
Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for **preliminary/final approval of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 775 (gross) total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 0.48 acre parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District. (Continued from 3/30/07, 4/13/07, 5/25/07 & 9/21/07)
- 2. 07BAR-00000-00334 Marmo New Single Family Dwelling Santa Barbara**  
07ZCI-00000-00121 (Jim Heaton, Planner) Jurisdiction: Goleta  
Request of Murray Duncan, architect for the owners, Chris and Trish Marmo, to consider Case No. 07BAR-00000-00334 for **preliminary/final approval of a new residence of approximately 3,998 square feet with an attached garage of approximately 910 square feet, a cellar of approximately 94 square feet and pool/spa of approximately 685 square feet.** The lot is currently vacant. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 26,743 square foot parcel zoned D-R-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08)

3. **08BAR-00000-00023 Calhoun Second Floor Enclosure Santa Barbara**  
08LUP-00000-00044 (Amy Trester, Planner) **Jurisdiction: Goleta**  
Request of John Larson, agent for the owners, Tony and Mickie Calhoun, to consider Case No. 08BAR-00000-00023 for **conceptual review/preliminary/final approval of a second floor balcony enclosure of approximately 155 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,362 square feet, garage of approximately 386 square feet, pool of approximately 560 square feet and balcony of approximately 155 square feet. The proposed project will not require grading. The property is a 7,841 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-524-007, located at **5260 Kaiser Avenue** in the Santa Barbara area, Second Supervisorial District.
4. **08BAR-00000-00026 Avolio Residence Addition Santa Barbara**  
07CDH-00000-00044 (Eric Gage, Planner) **Jurisdiction: Goleta**  
Request of Woody Boyce, agent for the owners, Glenn and Rosa Avolio, to consider Case No. 08BAR-00000-00026 for **conceptual review of an addition to garage of approximately 240 square feet and a second story loft addition of approximately 411 square feet to the residence.** The following structures currently exist on the parcel: a residence of approximately 2,390 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. No trees are proposed for removal. The property is a 25,311 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-017, located at **1239 Orchid Drive** in the Santa Barbara area, Second Supervisorial District.

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

5. **07BAR-00000-00326 Condon Residence Addition/Remodel Santa Barbara**  
07CDH-00000-00043 (Eric Gage, Planner) **Jurisdiction: Goleta**  
Request of Chris Belanger, architect for the owner, Thomas Condon, to consider Case No. 07BAR-00000-00326 for **preliminary/final approval of the demolition of an existing 475 square foot garage, and an addition of approximately 1,844 square feet for a new garage, guest room, bathrooms and other additions to an existing residence of approximately 2,060 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet with attached garage of approximately 475 square feet, and two sheds of approximately 95 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The removal of a 10-inch albiza tree, a 12-inch grapefruit tree and a 10-inch plum tree is proposed. The property is a 28,945 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-029, located at **1257 Orchid Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08)
6. **08BAR-00000-00019 Merrin Residence Addition/Remodel Santa Barbara**  
08LUP-00000-00036 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Ray Ketzel, architect for the owner, Michael Merrin, to consider Case No. 08BAR-00000-00019 for **conceptual review of residence remodel and addition of approximately 610 square feet of lower level garage/storage and approximately 650 square feet first floor habitable space.** The following structures currently exist on the parcel: a residence of approximately 2,641 gross square feet. The proposed project will require approximately 885 cubic yards of cut and no fill. The property is a 3.4 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-068, located at **1400 Northridge Road** in the Santa Barbara area, Second Supervisorial District.

7. **06BAR-00000-00208**                      **Zucker New Residence**                      **Santa Barbara**  
07LUP-00000-00178 (Jim Heaton, Planner)                      **Jurisdiction: Ridgeline - Rural**  
Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further conceptual review of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 6,800 cubic yards of cut and approximately 4,850 cubic yards of fill with 1,950 cubic yards to be exported off site. The property is a 150 total acres zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07, 6/08/07, 7/6/07, 8/24/07, 11/30/07, 1/04/08 & 1/18/08)

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

8. **06BAR-00000-00056**                      **Barnick New Residence/Workshop/Modification**                      **Hope Ranch**  
06CDH-00000-00037/08MOD-00000-00001 (Selena Buoni, Planner)                      **Jurisdiction: Coastal**  
Request of Thiep Cung, architect for the owner, Michael Barnick, to consider Case No. 06BAR-00000-00056 for **final approval of a new residence of approximately 11,180 square feet, attached garage of approximately 1,087 square feet, a detached workshop and garage of approximately 948 square feet, a garden house of approximately 150 square feet, and for a height modification to the 1.5-EX-1 zone, to enable the proposed residence to conform to the new height methodology (the project's height has not changed since conceptual review was given, but the height methodology has changed.)** The following structures currently exist on the parcel: a garage of approximately 850 square feet. The proposed project will require approximately 4,495 cubic yards of cut and approximately 2,733 cubic yards of fill. The property is a 3.92 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-010, located at **4305 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/10/06 & 2/01/08)

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

9. **07BAR-00000-00305**                      **Skeen Pool House**                      **Santa Barbara**  
07LUP-00000-00793, 07MOD-00000-00015 (Eric Gage, Planner)                      **Jurisdiction: Goleta**  
Request of On Design Architects, architect for the owner, William Skeen, to consider Case No. 07BAR-00000-00305 for **preliminary approval of a demolition of a shed of approximately 110 square feet, demolition of a detached garage of approximately 611 square feet and covered patio, and the construction of a pool cabana of approximately 781 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,176 square feet, garage of approximately 566 square feet and shed of approximately 90 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 14,801 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Goleta area, Second Supervisorial District. (Continued from 12/14/07)
10. **08BAR-00000-00030**                      **Cherot Reconstructed and Remodeled Residence**                      **Hope Ranch**  
(No Assigned Planner)                      **Jurisdiction: Ridgeline - Urban**  
Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **conceptual review of residence remodel of approximately 3,117 and reconstruction of approximately 2,393 square feet – rebuild after fire.** The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second Supervisorial District.

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

11. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling** **Santa Barbara**  
07LUP-00000-00797 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **preliminary approval of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 10/19/07 & 12/14/07)
12. **07BAR-00000-00339 Reish Single Family Dwelling Addition** **Santa Barbara**  
07LUP-00000-00916 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of William Reish, agent/architect for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **preliminary/final approval of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet.** The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08)

**Toro Canyon/Summerland/Carpinteria Areas**

13. **07BAR-00000-00204 Frenkel New Residence and Guesthouse** **Toro Canyon**  
07LUP-00000-00840(J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **preliminary approval of a new two-story residence of approximately 4,158 square feet with an attached 2-car garage of approximately 614 square feet and guesthouse of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,350 cubic yards of fill. The property is a 3.8 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/24/07)

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

14. **08BAR-00000-00028 Rahmani New Gazebo/BBQ/Fireplace** **Toro Canyon**  
08LUP-00000-00051 (Brian Banks, Planner) **Jurisdiction: Toro Canyon**  
Request of Faramarz Matloob, architect for the owner, Mashi Rahmani, to consider Case No. 08BAR-00000-00028 for **conceptual review of the demolition of existing gazebo of approximately 400 square feet, addition of new gazebo of approximately 480 square feet, new pergola of approximately 200 square feet and new barbecue of approximately 120 square feet.** The following structures currently exist on the parcel: a residence of approximately 9,155 square feet, garage of approximately 1,163 square feet and cabana of approximately 630 square feet with attached 420 foot covered deck and 400 square foot gazebo. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-030-024, located at **2785 East Valley Road** in the Toro Canyon area, First Supervisorial District.

15. **08BAR-00000-00022 Twist Residence Addition, Garage and Carport Toro Canyon**  
08CDP-00000-00015 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Sophie Calvin, architect for the owner, Mrs. Lurline Twist, to consider Case No. 08BAR-00000-00022 for **conceptual review of residence addition of approximately 1,214 square feet, conversion of existing garage to habitable space of approximately 557 square feet, new attached garage of approximately 496 square feet and new deck of approximately 99 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,754 square feet, garage of approximately 557 square feet, covered porch of approximately 257 square feet and deck of approximately 221 square feet. The proposed project will require approximately 987 cubic yards of cut and approximately 1,028 cubic yards of fill. The property is a 5.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-140-078, located at **438 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
16. **08BAR-00000-00029 Statler Residence Addition Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Syndi Souter, agent for the owners, Gordon and Barb Statler, to consider Case No. 08BAR-00000-00029 for **conceptual review of a new entry addition of approximately 30 square feet and master bath addition of approximately 260 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,100 square feet and detached garage of approximately 440 square feet. The proposed project will not require grading. The property is a 1.59 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-320-035, located at **1795 Ocean Oaks Road** in the Toro Canyon/Carpinteria area, First Supervisorial District.
17. **07BAR-00000-00067 Laguna Property, LLC Commercial Exterior Changes Summerland**  
07CDP-00000-00026 (Sarah Clark, Planner) **Jurisdiction: Summerland**  
Request of Heney Dong & Associates, agent for the owner, Laguna Property, LLC, to consider Case No. 07BAR-00000-00067 for **preliminary approval of minor exterior changes to an existing historical restaurant and parking lot lighting.** The following structures currently exist on the parcel: a restaurant of approximately 7,115 square feet. The proposed project will not require grading. The property is a .51 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07 & 7/20/07)

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

18. **06BAR-00000-00176 Nguyen New Residence Summerland**  
06CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Summerland**  
Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **preliminary approval of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, and 9/7/07 & 9/21/07 & 11/02/07 & 12/14/07)

- 19. 05BAR-00000-00059 Paradise Ivy New Mixed-Use Building** **Isla Vista**  
05DVP-00000-00027 (Errin Briggs, 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/preliminary approval 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 & 3/02/07)