



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: March 16, 2007**

**9:00 A.M.**

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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	

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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.
  - 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 March 2, 2007 will be considered.

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

**C-1. 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 & 3/2/07)

**C-2. 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 **final approval on consent of a new garage associated with a detached residential second unit and 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 & 3/02/07)

**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. 07BAR-00000-00039**

**Hope Inn Motel**

**Santa Barbara**

(No Assigned Planner)

**Jurisdiction: Commercial**

Request of Sharad Lai, architect for the owner, Lotus Hospitality, Inc., to consider Case No. 07BAR-00000-00039 for **conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District.

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

2. **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. (Continued from 3/02/07)
3. **07BAR-00000-00030 Smith Demolition/New Residence Goleta**  
07CDH-00000-00008 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline Urban/Coastal**  
Request of Ketzel and Goodman, architects for the owners, Curtis and Linda Smith, to consider Case No. 07BAR-00000-00030 for **conceptual review of a demolition and rebuild of a residence with attached garage of approximately 9,057 square feet.** The following structures currently exist on the parcel: for demolition of the existing residence with attached garage and guest structure of approximately 3,892 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-260-010, located at **5395 Dorwin Lane** in the Goleta area, Second Supervisorial District.
4. **06BAR-00000-00143 Werner Residence Addition Isla Vista**  
06CDP-00000-00128 (Dan Gullett, Assigned Planner) **Jurisdiction: Design Overlay**  
Request of Steve Wilson, agent for the owner, Tim Werner, to consider Case No. 06BAR-00000-00143 for **final approval of a residence addition of approximately 1,311 square feet and remodel of approximately 1,282 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,311 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned SR-M-1 and shown as Assessor's Parcel Number 075-212-004, located at **6593 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 7/21/06 & 1/05/07)

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

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

5. **06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence Hope Ranch**  
06LUP-00000-000401 (Selena Buoni, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Bruce Shindelus, architect for the owners, Nicole Greene and Denny Sterndahl, to consider Case No. 06BAR-00000-00086 for **final approval of a new residence with attached garage of approximately 6,430 square feet with two attached, 600 square foot garages, a gym of approximately 356 square feet, and a new pool. The residence would be approximately 28 feet in height. Also included is a new driveway with turnaround, fountain, trash enclosure, entry gate, and associated retaining walls.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,004 square feet to be demolished. The proposed project will require approximately 630 cubic yards of cut and approximately 1,670 cubic yards of fill. One oak tree is proposed for removal, to be mitigated by the planting of ten one-gallon oaks. The property is a 3.12 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-009, located at **4636 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/19/06 & 8/11/06 & 10/06/06)

6. **06BAR-00000-00254 Winn Residence Demo/Addition/Remodel** **Mission Canyon**  
06LUP-00000-01030 (Amy Trester, Planner) **Jurisdiction: Mission Canyon**  
Request of Mark Shellnut, architect for the owner, Alastair Winn, to consider Case No. 06BAR-00000-00254 for **preliminary/final approval of a demolition and rebuild of approximately 1,150 square feet of the existing residence (same footprint), an addition of approximately 138 square feet, and roof line revisions and resurface to residence, garage, guest house and workshops.** The following structures currently exist on the parcel: a residence of approximately 2,450 square feet, garage/workshop of approximately 660 square feet and studio/storage of approximately 468 square feet. The proposed project will not require grading. The property is a 23,000 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 11/17/06)

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

7. **06BAR-00000-00113 Willows Residence Additions/Remodel** **Mission Canyon**  
06LUP-00000-00419 (Erinn Briggs, Planner) **Jurisdiction: Mission Canyon**  
Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **further conceptual review of a new residence of approximately 4,876 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,891 square feet and a garage of approximately 1,876 square feet, mechanical and storage space would be demolished. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission Canyon area, First Supervisorial District. (Continued from 6/02/06 & 11/17/06 & 1/19/07)
8. **06BAR-00000-00285 Burns New Residence and Detached Garage** **Santa Barbara**  
06LUP-00000-00285 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Amy Taylor, architect for the owner, Paul R. Burns, to consider Case No. 06BAR-00000-00285 for **further conceptual review/preliminary/final approval of a new residence of approximately 2,085 square feet and detached garage of approximately 690 square feet and a guest house of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,204 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07)

### **Toro Canyon/Summerland/Carpinteria Areas**

9. **06BAR-00000-00176 Nguyen New Residence** **Summerland**  
06CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Summerland**  
Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review 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)

- 10. 05BAR-00000-00241 Bell New Residence and Attached Garages Toro Canyon**  
05LUP-00000-01235 (Lisa Hosale, Planner) **Jurisdiction: Ridgeline –Rural**  
Request of Harrison Design Assoc., architect for the owners, James and Karen Bell, to consider Case No. 05BAR-00000-00241 **for final approval of a new residence of approximately 5,212 square feet with attached garage/workshop space of approximately 1,410 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet (to be converted to a detached residential second unit) and an accessory structure of approximately 60 square feet. The proposed project will require approximately 3,435 cubic yards of cut and approximately 620 cubic yards of fill. The property is a 2.25 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-017, located at **3091 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 10/28/05 & 3/10/06 & 2/23/07)

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

- 11. 07BAR-00000-00009 Berkoff Trust Trellises Toro Canyon**  
06CDH-00000-00056 (Errin Briggs, Planner) **Jurisdiction: Toro/Coastal**  
Request of Don Nulty, architect for the owner, Berkoff Trust, to consider Case No. 07BAR-00000-00009 **for conceptual review of two new covered trellises with retractable side awnings, attached to the first and second floor decks of an existing two –story residence.** The following structures currently exist on the parcel: a residence of approximately 2,094 square feet and garage of approximately 806 square feet. The proposed project will not require grading. The property is a .13 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-010, located at **3555.5 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 2/09/07)
- 12. 06BAR-00000-00205 Vincent New Residence Carpinteria**  
06CDP-00000-00096/ (Jim Heaton, Planner) **Jurisdiction: Ridgeline – Rural/Coastal**  
06CUP-00000-00052  
Request of Bryan Pollard, architect for the owners, Bruce and Sheri Vincent, to consider Case No. 06BAR-00000-00205 **for preliminary/final approval of a new residence of approximately 6,359 square feet with cloister/covered entry of approximately 695 square foot, covered loggia of approximately 470 square feet, covered porch of approximately 183 square feet, terrace of approximately 543 square feet, storage area of approximately 140 square feet and a new attached garage of approximately 1,346 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,257 cubic yards of cut and approximately 1,175 cubic yards of fill, 105 cubic yards of export. The property is a 6.3 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-110-026, located at **7363 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/22/06 & 11/03/06)
- 13. Discussion Item Massar New Residence Carpinteria**  
05LLA-00000-00012 (Holly Bradbury, Planner) **Jurisdiction: Section 2-33.12e**  
Request of Don Nulty, architect for the owners, J.C. and Pamela Massar, for a **discussion on the construction of a new single family dwelling of approximately 7,500 square feet, with attached garage of approximately 800 square feet, cabana of approximately 794 square feet, pool, spa, entry gates, retaining walls, bocce ball court, motor courts, new septic disposal system and driveway.** No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 10 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-170-071, located at **Rancho Monte Alegre** in the Carpinteria area, First Supervisorial District.

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

- 14. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria**  
06CDP-00000-00044 (Nicole Mashore, Planner) **Jurisdiction: Toro Canyon**  
Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **further conceptual review of a new residence of approximately 2,602 square feet and attached underground garage and basement of approximately 868 square feet.** No structures currently exist on the parcel. The proposed project will require no fill and approximately 575 cubic yards of cut. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07 & 2/23/07)
- 15. 06BAR-00000-00259 Beach Club Family Trust New Residence Carpinteria**  
06CDP-00000-00045 (Nicole Mashore, Planner) **Jurisdiction: Toro Canyon**  
Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **further conceptual review of a new residence of approximately 2,941 square feet and with attached garage of approximately 626 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07 & 2/23/07)