



# COUNTY OF SANTA BARBARA

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## 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: April 11, 2008  
9:00 A.M.**

***Revision: See Staff Update, includes a discussion with Dianne Black.***

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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>
Steve Willson		

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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 March 28, 2008 will be considered.

**The Representatives of the following items should be in attendance at this SBAR Meeting by 8:30 A. M.**

**IV. CONSENT AGENDA:**

- C-1. 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 **final approval on consent of a new residence of approximately 2,200 square feet, basement of approximately 491 square feet, and garage of approximately 496 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 451 cubic yards of cut and approximately 397 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, 9/7/07, 9/21/07, 11/02/07,12/14/07, 3/14/08 & 3/28/08)
- C-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 **final approval on consent 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 & 3/14/08 & 3/28/08)
- C-3. 07BAR-00000-00326                      Condon Residence Addition/Remodel                      Santa Barbra**  
**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 **final approval on consent 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 tee 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 Barbra area, Second Supervisorial District. (Continued from 1/18/08, 3/14/08 & 3/28/08)
- C-4. 07BAR-00000-00315                      T-Mobile @ Magnolia Center                      Santa Barbara**  
**06DVP-00000-00002 (Heather Imgrund, Planner)                      Jurisdiction: Design Control Overlay**  
Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **preliminary approval/final approval on consent of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center.** The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/04/08, 2/15/08 & 3/28/08)

- C-5. 07BAR-00000-00130 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara**  
08ZCI-00000-00010 (Mark Walter, Planner) **Jurisdiction: County**  
Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 07BAR-00000-00130 for **final approval on consent of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/11/07, 2/01/08 & 3/28/08)
- C-6. 08BAR-00000-00031 Ian's Tire Signs Santa Barbara**  
08SCC-00000-00003 (Brian Banks, Planner) **Jurisdiction: Signs/Goleta**  
Request of Tom Carr, Dave's Signs, agent for the owner, Massoud Entezari, to consider Case No. 08BAR-00000-00031 for **preliminary/final approval on consent of two signs each of approximately 12 square feet.** The following structures currently exist on the parcel: two commercial structures of approximately 2,400 square feet. The proposed project will not require grading. The property is a .55 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-093-005, located at **4299 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)
- C-7. 08BAR-00000-00003 Buchanan Single Family Dwelling Additions Santa Barbara**  
08LUP-00000-00006 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Greg Rech, architect for the owners, Tom and Peggy Buchanan, to consider Case No. 08BAR-00000-00003 for **preliminary/final on consent of a residential second story addition of approximately 662 square feet and addition of two-car garage/workshop of approximately 925 to existing garage.** The following structures currently exist on the parcel: residence of approximately 2,528 square feet and guesthouse of approximately 587 square feet. The proposed project will require approximately 36 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 53,781 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-016, located at **3520 La Entrada** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08 & 3/28/08)
- C-8. 07BAR-00000-00349 Stevens Single Family Dwelling Additions Santa Barbara**  
07LUP-00000-00891 (Lisa Martin, Planner) **Jurisdiction: Goleta**  
Request of Don Swann, agent for the owners, Spencer and Jamie Stevens, to consider Case No. 07BAR-00000-00349 for **final approval on consent of an additions totaling approximately 418 square feet to the existing residence, a complete interior and exterior remodel, and new driveway and front courtyard area.** The following structures currently exist on the parcel: residence of approximately 1,538 square feet with an attached garage of approximately 452 square feet. The proposed project will not require grading. The property is a 7,758 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-441-004, located at **5373 Paseo Cameo** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08 & 3/28/08)
- C-9. 08BAR-00000-00035 Richards Garage Conversion Santa Barbara**  
08LUP-00000-00071 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Patrick Pouler, architect for the owner, Dick Richards, to consider Case No. 08BAR-00000-00035 for **preliminary/final approval on consent of a garage conversion to a family room of approximately 410 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 1,730 square feet. The proposed project will not require grading. The property is a .38 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-040-004, located at **4095 Cerrito Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

**C-10. 07BAR-00000-00276      Rowe Residence Addition and New Garage      Santa Barbara**  
07LUP-00000-00861 (Lisa Martin, Planner)      **Jurisdiction: Goleta**

Request of Greg Rech, architect for the owners, John and Ruth Rowe, to consider Case No. 07BAR-00000-00276 for **final approval on consent of a first floor residence addition of approximately 424 square feet and an addition to existing basement of 317 square feet to enlarge the mechanical room, demolition of the existing 456 square feet detached garage and construction of a new garage/workshop and storage of approximately 1,275 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,187 square feet and garage of approximately 456 square feet. The proposed project will require approximately no cubic yards of cut and approximately 45 cubic yards of fill. The property is a .57 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-690-011, located at **613 Corte Bella** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07, 2/15/08 & 3/28/08)

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE: AVAILABILITY OF PROJECT PLANS AND PLANNER MEMOS PRIOR TO THE SBAR MEETING DISCUSSION** by *Dianne Black, Director, Development Services.*

**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      Mission Canyon Community Plan Briefing      Mission Canyon**  
(David Lackie, Planner)

**Request of the Office of Long Range Planning, for a discussion and briefing of the Mission Canyon Community Plan to the South County Board of Architectural Review (SBAR).**

**The Representatives of the following items should be in attendance at this SBAR Meeting by 10:00 A. M.**

**Isla Vista/Goleta**

**2. 08BAR-00000-00048      Harden Garage Conversion      Santa Barbara**  
(No Assigned Planner)      **Jurisdiction: Goleta**

Request of Eduardo Esparza, architect for the owner, Marie L. Harden, to consider Case No. 08BAR-00000-00048 for **conceptual review of a garage conversion of approximately 420 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet and garage of approximately 420 square feet. The proposed project will not require grading. The property is a 6,550 square feet parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-503-023, located at **5186 Kaiser Avenue** in the Goleta area, Second Supervisorial District.

## Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **08BAR-00000-00050**      **Meller Residence Addition**      **Mission Canyon**  
(No Assigned Planner)      **Jurisdiction: Mission**  
Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 08BAR-00000-00050 for **conceptual review of a residence addition of approximately 1,000 square feet and new deck of approximately 1,271 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,680 square feet and shed of approximately 160 square feet. The proposed project will not require grading. The property is a 10,468 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Santa Barbara area, First Supervisorial District.
4. **07BAR-00000-00354**      **Powell Single Family Dwelling Addition**      **Mission Canyon**  
08LUP-00000-00064 (Brian Banks, Planner)      **Jurisdiction: Mission**  
Request of Harold Powell, owner, to consider Case No. 07BAR-00000-00354 for **revised conceptual/preliminary/final approval of an addition of approximately 280 square feet to habitable space, a first floor addition of approximately 52 square feet.** The following structures currently exist on the parcel: residence of approximately 1,526 square feet and carport of approximately 280 square feet. The proposed project will not require grading. The property is a 0.6 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-041, located at **2695 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/01/08)

**The Representatives of the following items should be in attendance at this SBAR Meeting by 11:00 A. M.**

5. **07BAR-00000-00279**      **The Knoll Twelve New Residences**      **Santa Barbara**  
07DVP-00000-00031 (Alex Tuttle, Planner)      **Jurisdiction: DVP**  
Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07 & 1/18/08)

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

6. **05BAR-00000-00175**      **Laguna Blanca Campus Additions**      **Hope Ranch**  
03DVP-00000-00018 (Mark Walter, Planner)      **Jurisdiction: CUP/DVP**  
Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup of Laguna Blanca School, to consider Case No. 05BAR-00000-00035 for **further conceptual review of a 4,173 square foot addition (maximum height of 16 feet) to an existing gymnasium; a new 1,728 square foot drop-off shelter (porte cochere, maximum height of 18 feet) on the south side of the gymnasium; a re-constructed and expanded 157 space parking lot of 74,905 square feet and landscaping for the new parking lot and associated areas.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is comprised of 3 parcels totaling 16.5 acres zoned REC and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at 1090 Las Palmas Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05 and site visit 10/4/05)

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

7. **08BAR-00000-00063** **Ledbetter Residence Rebuild** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Peikert Group Achitects, architect for the owners, Emmanuelle and John Ledbetter, to consider Case No. 08BAR-00000-00063 for **conceptual review of residential fire rebuild of approximately 1,655 square feet, second floor of approximately 800 square feet and garage of approximately 476 square feet.** The following structures currently exist on the parcel: residence of approximately 1,655 square feet and garage of approximately 476 square feet and tool shed of approximately 36 square feet. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-081-016, located at **4511-A Auhay Drive** in the Santa Barbara area, Second Supervisorial District.
8. **07BAR-00000-00224** **La Riata Single Family Dwelling** **Santa Barbara**  
08ZCI-00000-00011 (Seth Shank, Planner) **Jurisdiction: Design Overlay**  
Request of Ken Taub, architect for the owner, La Riata Development Corp., to consider Case No. 07BAR-00000-00224 for **further conceptual review of a residence with two garages of approximately 4,696 total square feet.** The lot is currently vacant. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 0.55 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-018, located at **1290 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/21/07)
9. **08BAR-00000-00044** **Vons Exterior Alterations** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Vons Companies Inc., agent for Larry Aaron Howze and Nancy Bazling, c/o Wells Properties, consider Case No. 08BAR-00000-00044 for **conceptual review of exterior alterations of approximately 200 square feet and lighting.** The following structures currently exist on the parcel: Turnpike Shopping Center. The proposed project or will not require grading. The property is a 28,750 square foot parcel zoned SC and shown as Assessor's Parcel Number 065-040-037, located at **163 S. Turnpike** in the Santa Barbara area, Second Supervisorial District.
10. **07BAR-00000-00246** **Toms/Aquilino Single Family Dwelling** **Toro Canyon**  
07LUP-00000-00782 (Seth Shank, Planner) **Jurisdiction: Toro**  
Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **preliminary/final approval of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07 & 1/04/08)

**Toro Canyon/Summerland/Carpinteria Areas**

11. **08BAR-00000-00049** **Westerly Orchids Packing House Addition** **Toro Canyon**  
08SCD-00000-00006 (Seth Shank, Planner) **Jurisdiction: Toro**  
Request of Carl Hetrick, agent for the owner, Joe Overgaag, to consider Case No. 08BAR-00000-00049 for **conceptual review of an addition of approximately 627 square feet to flower packing house.** The following structures currently exist on the parcel: Green houses of approximately 315,900 square feet. The proposed project will not require grading. The property is a 11 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-430-061, located at **3504 Via Real** in the Toro Canyon area, First Supervisorial District.

**The Representatives of the following items should be in attendance at this SBAR**

**Meeting by 3:00 P. M.**

- 12. 08BAR-00000-00045 Deardorf Addition to Detached Garage/Carport Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**
- Request of Andrew Roteman, architect for the owners, Scott and Leslie Deardorff, to consider Case No. 08BAR-00000-00045 for **conceptual review of remodel and addition to existing two car detached garage of approximately 395 square feet and new covered carport of approximately 352 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,750 square feet, attached garage of approximately 500 square feet and detached garage of approximately 420 square feet. The proposed project will not require grading. The property is a 1.23 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-019, located at **2864 East Valley Road** in the Toro Canyon area, First Supervisorial District.
- 13. 05BAR-00000-00063 Richardson Residence Addition Summerland**  
05CDP-00000-00013 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**
- Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **further preliminary approval/final approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new patios and decks.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District. (Continued from 4/15/05, 5/13/05, 8/12/05, 9/16/05, 11/03/06, 3/30/07 & 9/21/07 & 10/19/07)
- 14. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**  
07CDH-00000-00036 (Nicole Mashore, Planner) **Jurisdiction: Toro**
- Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **preliminary/final approval of a residence addition of approximately 1,070 square feet to an existing one story residence, and for a modification to allow for approximately 569 square feet of the addition to encroach ten feet into the rear yard setback. A 60 square foot storage unit, a spa and an outdoor barbeque area are also proposed, as well as landscape walls of approximately 3'4" and 7" in height.** The following structure currently exists on the parcel: a residence of approximately 1,418 square feet with an attached carport. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 11/02/07, 1/04/08 & 3/28/08)
- 15. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria**  
06CDH-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 **preliminary/final approval 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 will 923 cubic yards of cut and less than 50 cubic yards of fill. 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, 3/16/07, 3/30/07, 4/27/07 & 5/25/07)
- 16. 06BAR-00000-00259 Beach Club Family Trust New Residence Carpinteria**

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06CDH-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 **preliminary/final approval of a new residence of approximately 2,834 square feet and with attached garage of approximately 626 square feet and new landscaping**. No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 95 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 & 3/16/07)