



# COUNTY OF SANTA BARBARA

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**REVISED**

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

**Meeting Date: April 21, 2006**

**9:00 A.M.**

**Revisions: Item # C-3 02BAR-00000-00375 Gostovich/Koerberl Residence Addition @ 1066 Toro Canyon Road is added to the Consent Agenda.**

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Kathryn Dole  
Robin Donaldson  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Chris Roberts  
Jeremy Roberts  
Anita Hodosy  
Alice Daly

Chair  
Vice Chair

BAR Secretary  
Planner III

Santa Barbara County  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-2000

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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 31, 2006 will be considered.

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

**C-1. 06BAR-00000-00047 Barrett Residence Additions Toro Canyon**

06CDP-00000-00014 (Peter Imhof, Planner) **Jurisdiction: Toro**

Request of Peter Becker, architect for the owners, Sue and Miles Barrett, to consider Case No. 06BAR-00000-00047 for **preliminary/final approval on consent of a residence addition of approximately 188 square feet to the 1<sup>st</sup> floor and a lower floor addition of approximately 626 square feet, accessory structure of approximately 420 square feet and a detached pergola of approximately 240 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,484 square feet, garage of approximately 550 square feet and accessory structure of approximately 579 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-020, located at **2825 Torito Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/24/06)

**C-2. 05BAR-00000-00318 Nash Two Detached Garages Hope Ranch**

06LUP-00000-00018 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Applicable**

Request of Bryan Pollard, architect for the owner, Rick Nash, to consider Case No. 05BAR-00000-00318 for **preliminary/final approval on consent of demo of existing garage to be replaced by two detached garages (four covered spaces, with exercise room and half bath) of approximately 1,625 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,872 square feet, guest house of approximately 770 square feet and stables of approximately 740 square feet. The proposed project will require no cubic yards of cut and approximately 45 cubic yards of fill. The property is a 5.23 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-001, located at **4225 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)

**C-3. 02BAR-00000-00375 Gostovich/Koeberl Residence Addition Toro Canyon**

03LUP-00000-00005 (Lisa Hosale, Planner) **Ridgeline: Rural**

Request of Scott Rowland, architect for the owners John Gostovich & Celeste Koeberl, to consider Case No. 02BAR-00000-00375 for **revised final approval on consent for exterior colors of an addition of approximately 2,908 square feet to an existing residence, new garage of approximately 995 square feet and guesthouse of approximately 667 square feet.** The following structures currently exist on the parcel: A residence of approximately 1,945 square feet, garage of approximately 627 square feet, barn of approximately 1,560 square feet and pool equipment of approximately 200 square feet. The proposed project will require approximately 475 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 13.98 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 155-020-040, located at **1066 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 2/21/03 & 7/11/03 & 7/25/03)

**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. 06BAR-00000-00001 Gelb Demo/New Two Story Residence Isla Vista**  
05CDH-00000-00046 (Daniel Gullett, Planner) **Jurisdiction: Ocean Lot**  
Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 06BAR-00000-00001 for **preliminary/final approval of a demolition of approximately 772 square feet of an existing 1,363 square foot, two story duplex. The remaining structure would be re-configured into a two story single family dwelling. A patio on the south side of the dwelling would also be removed and would be replaced with ungrouted permeable pavers. A 270 square foot carport would be remodeled to create a bedroom. Along with the converted carport, the reconfigured structure would be approximately 924 square feet. Access would continue to be provided by a private driveway from Del Playa Drive. Two uncovered parking spaces would provide the required parking.** The following structures currently exist on the parcel: two story duplex of approximately 1,363 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 5,575 square foot parcel zoned SRM and shown as Assessor's Parcel Number 075-193-038, located at **6705 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 2/24/06)
- 2. 06BAR-00000-00002 Gelb Demo/New Two Story Residence Isla Vista**  
05CDH-00000-00047 (Daniel Gullett, Planner) **Jurisdiction: Ocean Lot**  
Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 06BAR-00000-00002 for **preliminary/final approval of a demolition of approximately 934 square feet of and existing 1,364 square foot, two story duplex. The remaining structure would be reconfigured into a two story single family dwelling. A patio located on the south side of building would be demolished and would be replaced with ungrouted permeable pavers. A 270 square foot carport would be remodeled to create the bedroom and an existing second floor wood deck would become a dining room. Along with the converted carport and upper floor deck, the remodeled structure would be approximately 935 square feet. Access would continue to be provided by a private driveway from Del Playa Drive. Two uncovered parking spaces would provide the required parking.** The following structures currently exist on the parcel: a two story duplex of approximately 1,364 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 5,575 square foot parcel zoned SRM and shown as Assessor's Parcel Number 075-193-029, located at **6707 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 2/24/06)
- 3. 06BAR-00000-00065 Mr. Pickles New Signage Isla Vista**  
06CDP-00000-000020, 06SCC-00000-00004 (Amy Trester, Planner) **Jurisdiction: Signs**  
Request of Diane Hanamoto, agent for the owner, Frank Fagundes, to consider Case No. 06BAR-00000-00065 for **conceptual review of new wall sign "Mr. Pickles" of approximately 20 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 617 square feet in a commercial building of approximately 7,732 square feet. The proposed project does not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **6545 Pardall Road** in the Isla Vista area, Third Supervisorial District.

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

4. **06BAR-00000-00059 Sitolini New Residence Goleta**  
06LUP-00000-00204 (Erinn Briggs, Planner) **Jurisdiction: Ridgeline- Rural**  
Request of Russ Banko, architect for the owner, Paulo Sitolini, to consider Case No. 06BAR-00000-00059 for **conceptual review of a new residence of approximately 2,545 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 470 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-293-072, located at **534 Vereda del Ciervo** in the Goleta area, Third Supervisorial District.
5. **06BAR-00000-00060 Burman Demo Rebuild New Residence, Garage and Artist Studio Goleta**  
06CDH-00000-00012 (Peter Imhof / Virginia Gardner Planner) **Jurisdiction: Coastal**  
Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **conceptual review of a new residence of approximately 3,890 square feet, garage of approximately 440 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet to be demolished. The proposed grading to be determined. The property is a .77 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second Supervisorial District.
6. **06BAR-00000-00071 Patterson Avenue Holdings LLC Retaining Wall Goleta**  
(No Planner Assigned) **Jurisdiction: Commercial**  
Request of R.E. Johnson, architect for the owners, Patterson Avenue Holdings LLC to consider Case No. 06BAR-00000-00071 for conceptual review of a property line retaining wall of approximately 500 linear feet and 6'6" in height and 340 linear feet and 4' in height. No structures currently exist on the parcel. The proposed project will require no cut and approximately 3,200 cubic yards of fill. The property is a 26,136 square foot parcel zoned CH and shown as Assessor's Parcel Number 067-200-005, located at 80 No. Patterson Avenue in the Goleta area, Second Supervisorial District.
7. **06BAR-00000-00003 Garbarino Residence Addition Goleta**  
06LUP-00000-00025 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Thompson Naylor Architects, architect for the owners, Joel and Michele Garbarino, to consider Case No. 06BAR-00000-00003 for **preliminary/final approval of a residence additions of approximately 723 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,748 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-015, located at **713 La Buena Tierra** in the Goleta area, Second Supervisorial District. (Continued from 2/24/06)

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

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

8. **05BAR-00000-00178 Lengsfelder New Residence Mission Canyon**  
05LUP-00000-00920 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 for **final approval of a new residence of approximately 1,690 square feet and a attached garage of approximately 532 square feet.** The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/05, 12/16/05 & 1/27/06)

9. **05BAR-00000-00246** **Froelicher Demo/New Residence** **Santa Barbara**  
05LUP-00000-01097 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Jason Grant, architect for the owners, John and Karen Froelicher, to consider Case No. 05BAR-00000-00246 for **preliminary/final approval of a new residence of approximately 2,898 square feet and attached garage of approximately 430 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,100 to be demolished. The proposed project will require approximately 8.5 cubic yards of cut and no fill. The property is a 10,595 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-71-017, located at **489 El Sueno Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/21/05)
10. **06BAR-00000-00061** **Brown New Residence and Garage** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Mark Lloyd, agent for the owners, Jeff and Allison Brown, to consider Case No. 06BAR-00000-00061 for **conceptual review of a new residence of approximately 1,642 square feet square feet and detached garage of approximately 840 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 75 cubic yards of cut and approximately 60 cubic yards. The property is a 37.4 acre parcel zoned AG-I-10 & 40 AL and shown as Assessor's Parcel Number 153-070-015/-017, located at **1310 Barger Canyon Road** in the Santa Barbara area, Second Supervisorial District.

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

11. **06BAR-00000-00070** **Murray Residence Addition** **Hope Ranch**  
06CDH-00000-00029 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Applicable**  
Request of Amy Taylor, architect for the owner, Anne Murray, to consider Case No. 06BAR-00000-00070 for **conceptual review of residence addition of approximately 1,259 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet, detached garage of approximately 520 square feet, attached garage of approximately 594 square feet – attached garage to be demolished. The proposed project will not require grading. The property is a 2.3 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-004, located at **3975 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District.

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

12. **06BAR-00000-00068**  
**Chow Children Trust New Residence and Agriculture Building** **Toro Canyon**  
06CDP-00000-00022 (Lisa Martin, Planner) **Jurisdiction: Toro**  
Request of Syndi Souter, agent for the owners, Chow Children Trust, Rodney H. Chow Trustee, to consider Case No. 06BAR-00000-00068 for **conceptual review of new residence (manufactured home) of approximately 1,200 square feet and steel agricultural building of approximately 800 square feet.** The following structures currently exist on the parcel: a mobile home of approximately 500 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 5.06 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 005-280-031, located at **3500 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.
13. **06BAR-00000-00064**

**Olson Residence Addition and Modification to Front Yard Setback** **Toro Canyon**  
**06MOD-00000-00005 (Errin Briggs, Planner)** **Jurisdiction: Toro**

Request of Christine Pierron, agent for the owner, Robert Olson, to consider Case No. 06BAR-00000-00064 for **conceptual review of a residence addition of approximately 176 square feet and request for a modification into the front yard setback by approximately 3 feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,048 square feet, and three sheds of approximately 100 square feet each. The proposed project will not require grading. The property is a 12,367 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-013, located at **3118 Via Real** in the Toro Canyon area, First Supervisorial District.

**14. 05BAR-00000-00117 Severy New Residence and New Guest House** **Toro Canyon**  
**05LUP-00000-00493 (Holly Bradbury, Planner)** **Ridgeline: N/A**

Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **final approval of a new residence of approximately 2,799 square feet, guest house of approximately 536 square feet and garage of approximately 888 square feet.** No structures currently exist on the parcel. The proposed project will approximately 890 cubic yards of cut and 828 cubic yards of fill. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05 & 9/9/05)

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

**15. 05BAR-00000-00090 Severy New Residence and New Guest House** **Toro Canyon**  
**05LUP-00000-00939 (Holly Bradbury, Planner)** **Jurisdiction: Ridgeline - Rural**

Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for **further final approval of a new residence of approximately 5,714 square feet, a garage of approximately 834 square feet and guest house of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05 & 3/10/06)

**16. 06BAR-00000-00072 Short New Residence and Attached Garage** **Toro Canyon**  
**06CDH-00000-00015 (Erinn Briggs, Planner)** **Jurisdiction: Coastal, Toro Canyon**

Request of Robert Senn, architect for the owners, Robert and Linda Short, to consider Case No. 06BAR-00000-00072 for **conceptual review of a new residence of approximately 1,326 net square feet with attached garage of approximately 244 net square feet.** No structures currently exist on the parcel, previous residence demolished October, 2005: The proposed project will not require grading. The property is a 10,801 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-058, located at **3273 Padaro Lane** in the Carpinteria area, First Supervisorial District.

**17. 05BAR-00000-00277 Cima Del Mundo Partner LLC New Residence** **Toro Canyon**  
**05LUP-00000-01201 (Peter Lawson, Planner)** **Jurisdiction: Ridgeline - Urban**

Request of Don Nulty, architect for the owner, Cima Del Mundo partner LLC, to consider Case No. 05BAR-00000-00277 for **final approval of new residence and garage of approximately 7,859 square feet with a basement of 2,500 square feet, an attached garage of approximately 1,200 square feet, a cabana of approximately 800 square feet, and guest house of approximately 800 square feet, a pool and tennis court.** No structures currently exist on the parcel. The proposed project will require approximately 4,900 cubic yards of cut and fill. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-020, located at **815 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 12/16/05 & 3/10/06)

**18. 05BAR-00000-00251 O'Neil Residence Addition and New Garage Summerland**  
(No Planner Assigned) **Jurisdiction: Summerland**

Request of Richard Johnson, architect for the owner, Jeffrey O'Neil, to consider Case No. 05BAR-00000-00251 for **further conceptual review of a residence addition of approximately 350 square feet and new garage of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,443 square feet. The proposed project will not require grading. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District. (Continued from 11/04/05)

**19. 05BAR-00000-00281 Adizes New Residence Carpinteria**  
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**

Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **further conceptual review of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and pool house of approximately 847 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/05)