



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: April 27, 2007

9:00 A.M.

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		
Laurie Romano		
Anita Hodosy	BAR Secretary	
Michelle Gibbs	- Planner III	

- 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 April 13, 2007 will be considered.

IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)

C-1. 06BAR-00000-00307 Marquez Residence Additions Carpinteria

06CDH-00000-00055 (Jim Heaton, Planner) **Jurisdiction: Toro Canyon/Coastal**
Request of Jack Shaffer, architect for the owners, Tim and Bernie Marquez, to consider Case No. 06BAR-00000-00307 for **final approval on consent of a residence addition of approximately 62 square feet entryway and remodel of entry stairs to an existing residence; new spa located on the rear deck; replacement of an entrance gate, columns, and fence; demolition of the rear deck to be replaced by a stone veneer over wood patio; and exterior remodel including replacement of the side "catwalk" deck, garage door, driveway and stone planters, and rail and posts on balconies.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,871 square feet. The proposed project will not require grading. The property is a 7,405 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-029, located at **3579 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 2/02/07 & 3/02/07)

C-2. 06BAR-00000-00172 Hollstien New Residence, Garage and Barn Goleta

06LUP-00000-00813 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jessica Grant of Penfield & Smith, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 06BAR-00000-00172 for **further final approval on consent of new residence of approximately 4,970 square feet, garage of approximately 845 square feet, barn of approximately 3,670 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 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-048, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06 & 1/05/07, 3/02/07 & 3/30/07 & 4/13/07)

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. 06BAR-00000-00324 Sanderson Two Story Residence Addition Isla Vista

06CDH-00000-00057 (Jim Heaton, Planner) **Jurisdiction: Coastal**
Request of Sophie Calvin, agent for the owner, Greg Sanderson, to consider Case No. 06BAR-00000-00324 for **preliminary/final approval of a two story residence addition of approximately 303 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 942 square feet and garage of approximately 276 square feet. The proposed project will not require grading. The property is a .10 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-222-019, located at **6516 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 2/02/07)

2. **04BAR-00000-00230** **Yonally Residence Additions** **Goleta**
07LUP-00000-00064 (Deborah Kramer, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Mark Shields, architect for the owners, Matt and Karen Yonally, to consider Case No. 04BAR-00000-00230 for **conceptual review of a residence addition of approximately 1,837 square feet and trellis of approximately 200 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,571 square feet, and attached garage of approximately 675 square feet. The proposed project will require approximately 110 cubic yards of cut and fill. The property is a 14.4 acre parcel zoned AGII-40 & AGII-100 and shown as Assessor's Parcel Numbers 079-110-053 and 079-110-054, located at **590 Ellwood Ridge Road** in the Goleta area, Third Supervisorial District. (Continued from 3/02/07)
3. **07BAR-00000-00071** **Moreno Garage Conversion** **Goleta**
07LUP-00000-00202 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Fred Gonzales, agent for the owner, Trinidad J. Moreno, to consider Case No. 07BAR-00000-00071 for **conceptual review of a garage conversion of approximately 441 square feet with room addition of approximately 24 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,377 square feet and garage of approximately 441 square feet. The proposed project will not require grading. The property is a 7,073 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-342-007, located at **4871 Francis Street** in the Goleta area, Second Supervisorial District.
4. **07BAR-00000-00075** **Kadive Creative Signage** **Goleta**
(No Assigned Planner) **Jurisdiction: Sign Ordinance**
Request of Mark Stienecker, agent for the owner, Christine Kesig, to consider Case No. 07BAR-00000-00075 for **conceptual review of a sign approximately 72" x 72".** The following structures currently exist on the parcel: a commercial building of approximately 4,788 square feet. The proposed project will not require grading. The property is zoned C-3 and shown as Assessor's Parcel Number 061-100-007, located at **4223 State Street** in the Goleta area, Second Supervisorial District.

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

5. **07BAR-00000-00068** **State Street Hospitality Inc. New Hotel** **Goleta**
(No Assigned Planner) **Jurisdiction: Commercial**
Request of Underwood and Rosenblum, Inc., agent for the owner, Madi Group Inc., to consider Case No. 07BAR-00000-00068 for **conceptual review of a new hotel of approximately 93,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 14,500 cubic yards of cut and approximately 2,510 cubic yards of fill. The property is a 1.74 acre parcel zoned C-2 & C-3 and shown as Assessor's Parcel Number 061-110-014, located at **4085 State Street** in the Goleta area, Second Supervisorial District.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **06BAR-00000-00208** **Zucker New Residence** **Santa Barbara**
07LUP-00000-00178 (Jim Heaton, Planner) **Jurisdiction: Goleta Ridgeline Rural**
Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **revised 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 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel 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)

7. **06BAR-00000-00241** **Elconin New Residence** **Santa Barbara**
06LUP-00000-00868 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**
Request of David Winitzky, architect for the owners, Gordon and Robbie Elconin, to consider Case No. 06BAR-00000-00241 for **final approval of a new residence and garage of approximately 4,868 square feet with pool and spa.** No structures currently exist on the parcel. The proposed project will require approximately 42.59 cubic yards of cut and approximately 109.93 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-017, located at **1220 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/27/06 & 12/08/06 & 2/02/07)
8. **04BAR-00000-00273** **Buynak Garage Modification** **Santa Barbara**
04MOD-00000-00013 (Lisa Hosale, Planner) **Ridgeline: Urban**
Request of James Bell, architect for the owners, Tim and Glorianna Buynak, to consider Case No. 04BAR-00000-00273 for **final approval of a garage of approximately 695 square feet, with an associated workshop below of approximately 695 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,050 square feet. The proposed project will require approximately 102 cubic yards of cut and approximately 160 cubic yards of fill. The property is a .82 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 055-172-032, located at **3195 Laurel Canyon Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/19/04 & 8/11/06)

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

Toro Canyon/Summerland/Carpinteria Areas

9. **07BAR-00000-00067** **Laguna Property, LLC Commercial Exterior Changes** **Summerland**
07CDP-00000-00026 (Deborah Kramer, Planner) **Jurisdiction: Summerland**
Request of Heney Dong & Associates, agent for the owner, Laguna Property, LLC, to consider Case No. 07BAR-00000-00067 for **conceptual review 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 6,935 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.
10. **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 & 3/16/07)
11. **07BAR-00000-00056** **Summerland LLC As-Built Accessory Structure** **Summerland**
07CUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Sophie Calvin, agent for the owner, Summerland LLC, to consider Case No. 07BAR-00000-00056 for **conceptual review of an as-built accessory structure of approximately 362 square feet with approximately 68 square feet to be demolished.** The following structures currently exist on the parcel: a residence of approximately 897 square feet, storage unit of approximately 563 square feet and a garage of approximately 455 square feet. The proposed project will not require grading. The property is a 6,250 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-172-002, located at **2211 Lillie Avenue** in the Summerland area, First Supervisorial District.

- 12. 07BAR-00000-00060 Andersen Duplex Addition Summerland**
(No Assigned Planner) **Jurisdiction: Summerland**
Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **conceptual review of duplex addition and remodel of approximately 650 square feet.** The following structures currently exist on the parcel: a duplex of approximately 2,200 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 7,800 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-144-007, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07)

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

- 13. 06CDP-00000-00044 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, 3/16/07 & 3/30/07)
- 14. 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 **further 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 & 3/16/07 & 4/13/07)