



# COUNTY OF SANTA BARBARA

**REVISED**

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

**Meeting Date: May 19, 2006**

**9:00 A.M.**

**Revisions: The following Consent Items were added to the agenda: C-1 05BAR-00000-000236 Bond New Residence @ 4444 La Paloma Avenue; C-2 06BAR-00000-00051 Felts New Garage @ 3550 La Entrada; C-3 05BAR-00000-00231 Ensing Porch Variance and Wall Conditional Use Permit @ 2186 Hardinge Street; C-4 05BAR-00000-00320 McLaughlin Residence Remodel/Addition @ 2225 Calle Culebra and C-5 03BAR-00000-00228 St. George Addition & Conversion to 4 Unit Apartment/Condo Complex @ 6554 Del Playa.**

Kathryn Dole                      Chair  
Robin Donaldson                Vice Chair  
Pamela Ferguson-Ettinger  
Valerie Froscher  
Chris Roberts  
Jeremy Roberts  
Anita Hodosy                    BAR Secretary  
Alice Daly                        -      Planner III

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

- 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.

### **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 May 12, 2006 will be considered.

**IV. CONSENT AGENDA:**

- C-1. 05BAR-00000-00236                      Bond New Residence                      Goleta**  
05LUP-0000-01045 (Dan Nemechek, Planner)                      Jurisdiction: Ridgeline - Urban  
Request of Hochauer and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **final approval on consent of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 457 square feet, a new residence of approximately 4,906 square feet with an attached garage of approximately 532 square feet and landscaping.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 629.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05, 12/16/05, 1/27/06, 3/24/06 & 5/12/06)
- C-2. 06BAR-00000-00051                      Felts New Garage                      Santa Barbara**  
05LUP-00000-00721 (Holly Bradbury, Planner)                      Jurisdiction: Ridgeline - Urban  
Request of Ken Felts, owner, to consider **06BAR-00000-000051 for final approval on consent of a new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada in the Santa Barbara area, Second Supervisorial District.** (Continued from 8/12/05, 10/28/05, 3/31/06 & 5/12/06)
- C-3. 05BAR-00000-00231                      Ensing Porch Variance and Wall Conditional Use Permit                      Summerland**  
04VAR-00000-00003/05CUP-00000-00063 (Lisa Hosale, Planner)                      Jurisdiction: Summerland  
Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **final approval on consent of a Variance to allow a new 350 square foot porch 5 feet from the right of way, and a 3 foot high planter approximately 2 feet from the right of way within the front yard setback. The Conditional Use Permit would allow a new 6 foot high fence located on top of an existing 3 foot high wall (total height 9 feet) to be located within the front yard setback.** The following structures currently exist on the parcel: a permitted residence of approximately 800 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland area, First Supervisorial District. (Continued from 10/14/05, 1/27/06, 4/21/06 & 5/12/06)
- C-4. 05BAR-00000-00320                      McLaughlin Residence Remodel/Addition                      Summerland**  
05CDP-00000-00155 (Amy Trester, Planner)                      Jurisdiction: Rigeline - Urban  
Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **preliminary/final approval on consent of a residence remodel and addition of approximately 102 square feet with a deck addition of approximately 604 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06 & 5/12/06)

**C-5. 03BAR-00000-00228**

**St. George Addition & Conversion to 4 Unit Apartment/Condo Complex** **Isla Vista**  
02NEW-00000-00022 (Robert Dostalek, Planner) **Jurisdiction: DVP**

Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for **final approval on consent of an addition of approximately 2,226 square feet to an existing residence, including the conversion of a garage of approximately 455 square feet to habitable space and conversion of the resulting residence to a 4 unit apt/condo complex.** The following structures currently exist on the parcel: a residence of approximately 1,498 square feet and garage of approximately 455 square feet. The proposed project will not require grading. The property is a 11,303 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-035, located at **6554 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/03 & 2/13/04 & 1/27/06)

**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-00000-00091 Beerman New Residence and Garage** **Goleta**  
(No Assigned Planner) **Jurisdiction: Design Overlay**  
Request of Murray Duncan, architect for the owners, David and Karen Beerman, to consider Case No. 06BAR-00000-00091 for **conceptual review of a new residence and attached garage of approximately 4,705 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 830 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 26,743 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigetta** in the Goleta area, Second Supervisorial District.
- 2. Discussion Item Wildlife Care Network Facility** **Goleta**  
05LUP-00000-00914 (Errin Briggs, Planner) **Jurisdiction: Commercial**  
Request of Akiko Wade, agent for the owner, Wildlife Care Network, to consider Case No. Discussion Item for a **change of use to a Wildlife Care Network Facility including demolition of an existing single family residence and garage, new wildlife clinic of approximately 2,700 square feet, clinic building of approximately 510 square feet, new animal pens and parking area of approximately 5,500 square feet.** The following structures currently exist on the parcel: a single family residence and garage of approximately 2,925 square feet. The proposed project will require approximately 400 cubic yards of cut and approximately 1,700 cubic yards of fill. The property is a 1.5 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-170-026, located at **1460 North Fairview** in the Goleta area, First/Second/Third/Fourth/Fifth Supervisorial District.
- 3. 04BAR-00000-00296 Stephen New Residence** **Goleta**  
04LUP-00000-01194 (Peter Lawson, Planner) **Ridgeline: Rural**  
Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **preliminary/final approval of a new residence of approximately 4,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at

**1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04 & 3/11/05 & 6/10/05)

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

4. **05BAR-00000-00105 Perry Residence Addition and New Garage Mission Canyon**  
05LUP-00000-00437 (Holly Bradbury, Planner) **Ridgeline: Urban**  
Request of Lori Kari, architect for the owners, Roger and Gina Perry, to consider Case No. 05BAR-00000-00105 for **revised final approval for a partial demo of approximately 870 square feet, addition to an existing garage of approximately 630 square feet, first floor addition of approximately 1,016 square feet, a new second floor of approximately 1,302 square feet and a 220 square foot remodel of existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,548 square feet and garage of approximately 472 square feet. The proposed project will require no cut and 248 cubic yards of fill. The property is a 7,502 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-050, located at **834 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/13/05 & 8/12/05)

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

5. **06BAR-00000-00097 Meeder/Burke New Residence Mission Canyon**  
06LUP-00000-00374 (Errin Briggs, Planner) **Jurisdiction: Mission Canyon**  
Request of Ted Meeder and Maureen Burke, owners, to consider Case No. 06BAR-00000-00097 for **conceptual review of a new residence of approximately 2,397 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 44 cubic yards of cut and approximately 352 cubic yards of fill. The property is a 8,491 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-114-017, located at **1065 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.
6. **05BAR-00000-00319 Kenny/McMillan New Residence/Garage/Guest House Hope Ranch**  
05CDP-00000-00154 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline- Urban**  
Request of Mark Sheilds, architect for the owners, Tom Kenny and Susan McMillan, to consider Case No. 05BAR-00000-00319 for **preliminary/final approval of new residence of approximately 4,900 square feet, garage of approximately 849 square feet and guesthouse of approximately 798 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 897 cubic yards of cut and fill. The property is a 3.58 acre parcel zoned 3.5-E-1 and shown as Assessor's Parcel Number 063-171-019, located at **1500 Roble Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06 and 3/31/06)
7. **Discussion Item Byrne Residence Addition Santa Barbara**  
06LUP-00000-00219 (Amy Trester, Planner) **Jurisdiction: Section 2-33.12c**  
Request of Rick Quintanilla, On Design, architect for the owner, Kathryn Byrne, for BAR to render its advice on a proposal **to consider a first floor residence addition of approximately 457 square feet, second floor addition of approximately 783 square feet and approximately 23 square feet of additional garage storage.** The following structures currently exist on the parcel: a residence of approximately 1,499 square feet and garage of approximately 417 square feet. The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-051-019, located at **4662 Puente Plaza** in the Santa Barbara area, Second Supervisorial District.

8. **06BAR-00000-00087**  
**Naretto/Swoden Residence Addition and New Garage** **Santa Barbara**  
06LUP-00000-00351 (Selena Buoni, Planner) **Jurisdiction: Ridgeine - Urban**  
Request of Craig Burdiok, architect for the owners, Marian Naretto and John Sowden, to consider Case No. 06BAR-00000-00087 for **conceptual review/preliminary approval of a residence addition of approximately 675 square feet and demolition of garage of approximately 475 square feet and rebuild of garage of approximately 495 square feet and a new deck of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,380 square feet and attached garage of approximately 475 square feet. The proposed project will not require grading. The property is a 11,475 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-142-007, located at **2898 Exeter Place** in the Santa Barbara area, First Supervisorial District.
9. **06BAR-00000-00086** **Greene and Sterndahl Demolition/New Residence** **Hope Ranch**  
06LUP-00000-000401 (Errin Briggs, 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 **conceptual review of a new residence with attached garage of approximately 5,430 square feet and gym of approximately 320 square feet.** 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. 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.

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

10. **05BAR-00000-00188** **Cook New Residence** **Mission Canyon**  
05LUP-00000-00820, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**  
05CUP-00000-00040  
Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **further conceptual review of a one-story, approximately 910 square foot addition to the existing, one story adobe residence, demolition of the existing two-car garage, and construction of an approximately 260 square foot, one-car garage and an approximately 245 square foot, one-car, carport. The total building footprint would be approximately 3,180 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05 & 2/24/06 & 3/31/06)
11. **05BAR-00000-00189** **Burke/Cook New Residence** **Mission Canyon**  
05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline -Urban**  
05CUP-00000-00042  
Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **further conceptual review for a new residence of approximately 2,150 square feet, with an attached, one-car garage of approximately 423 square feet, and a one-car carport of approximately 200 square feet. The total building footprint would be approximately 2,758 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's

Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 2/24/06 & 3/31/06)

12. **05BAR-00000-00190** **Burke New Residence** **Mission Canyon**  
05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**  
05CUP-00000-00041

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **further conceptual review for a new residence consisting of approximately 2,780 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot, two-car, basement garage and hobby room. The total building footprint on-site would be approximately 3,270 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05 & 2/24/06 & 3/31/06)

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

**Toro Canyon/Summerland/Carpinteria Areas**

13. **06BAR-00000-00095** **Frampton New Residence** **Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**

Request of Lenvik and Minor Architects, architects for the owner, Kevin Frampton, to consider Case No. 06BAR-00000-00095 for **conceptual review of a new residence of approximately 4,512 (net) square feet and garage of approximately 484 (net) square feet.** No structures currently exist on the parcel. The proposed project will require approximately 41.4 cubic yards of cut and approximately 38.87 cubic yards of fill. The property is a 1.61 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-100-021, located at **2889 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

14. **05BAR-00000-00282** **Claus LLC Mixed-Use** **Toro Canyon**  
(No Planner Assigned) **Jurisdiction: Coastal/Toro Canyon**

Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **further conceptual review of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking.** The following structures currently exist on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002 and 005-450-001, located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District. (Continued from 12/02/05)

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

15. **06BAR-00000-00104** **Doiron New Deck and Walls** **Summerland**  
06CDP-00000-00007 (Dan Gullet, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Carol Gross, agent for the owner, Stephen Doiron, to consider Case No. 06BAR-00000-00104 for **conceptual review/preliminary/final approval of a new deck of approximately 800 square feet and a wall of approximately 20 linear square feet.** The following structures currently exist on the parcel: a two story residence of approximately 1,325 square feet. The

proposed project will require less than 50 cubic yards of grading. The property is a .20 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-005 located at **2542 Banner Avenue** in the Summerland area, First Supervisorial District.

- 16. 06BAR-00000-00103 Steed Retaining Wall Toro Canyon**  
**05LUP-00000-01282 ( Dan Gullett, Planner) Jurisdiction: Ridgeline - Rural**

Request of Jody Boyman, agent for the owner, Suzanne Steed, to consider Case No. 06BAR-00000-00103 for **conceptual review/preliminary/final approval of an as-built retaining wall supporting a private road. Construction of the wall was authorized under Emergency Permit 05EMP-00000-00019. The wall is constructed of treated wood timbers held in place by steel H-beams, with the H-beams embedded in concrete caissons. The wall is approximately 67 feet in length between five and twelve feet in height.** The proposed project will require approximately 33 cubic yards of grading. The property is a 5acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-015, located at **820 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

- 17. 06BAR-00000-00096 Rothbard Farm Employee Residence, Six Barns & 5 Accessory Structures, Guest House, Cabana and Pool Toro Canyon**  
**(No Assigned Planner) Jurisdiction: Toro**

Request of Chris Price, agent and Burnett Jewett Architects, for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00096 for **conceptual review of a farm employee residence of approximately 3,374 square feet, two barns each of approximately 1,440 square feet, two barns of approximately 864 square feet, a barn of approximately 1,296 square feet, a barn of approximately 2,160 square feet, a hay barn of approximately 1,056 square feet, water house of approximately 144 square feet, storage building of approximately 120 square feet, maintenance building of approximately 120 square feet and equipment shed of approximately 2,500 square feet. a guest house approximately 800 square feet, cabana of approximately 800 square feet and a pool.** The following structures currently exist on the parcel: a main residence of approximately 4,500 square feet, second residence of approximately 2,500 square feet and two barns of approximately 300 square feet each. The proposed project will require approximately 5,000 cubic yards of cut and approximately 8,000 cubic yards of fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon area, First Supervisorial District.