



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: May 25, 2007

9:00 A.M.

Revision: Item # 16 06BAR-00000-00302 Rothbard New Residence located in Carpinteria has a description revision.

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 May 11, 2007 will be considered.

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

- C-1. 06BAR-00000-00314 Souza New Driveway and Landscaping Toro Canyon**
06LUP-00000-00988 (Nicole Mashore, Planner) Jurisdiction: Ridgeline -Urban
Request of Kris Kimpel, architect for the owners, John and Gretchen Souza, to consider Case No. 06BAR-00000-00314 for **final approval on consent for changes to an existing driveway off Picay Lane, new landscaping and removal of one oak tree and four pine trees.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 23 cubic yards of cut and approximately 97 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 & 3/02/07)
- C-2. 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 **preliminary/final approval on consent 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 & 3/16/07)
- C-3. 07BAR-00000-00070 Schumacher Residence Addition Mission Canyon**
07LUP-00000-00201 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Urban
Request of Victor Schumacher, architect/owner, to consider Case No. 07BAR-00000-00070 for **final approval on consent of a residence addition of approximately 1,500 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,750 square feet and second residence of approximately 1,200 square feet. The proposed project will require approximately 20 cubic yards of cut. The property is a 1.33acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-150-015, located at **935 Tornoe Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/11/07)
- C-4. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara**
06EMP-00000-00003 (Dan Gullet, Planner) Jurisdiction: Ridgeline - Rural
Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of tieback and grade bean retaining wall of approximately 25 feet in height and 100 square feet in length.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06 & 5/11/07)

- C-5. 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 **preliminary/final approval on consent 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. (Continued from 4/27/07 & 5/11/07)
- C-6. 07BAR-00000-00047 Heidelberger Accessory Structure Santa Barbara**
07LUP-00000-00147 (Lisa Martin, Planner) **Jurisdiction: Goleta Guidelines**
Request of Kendra and Jeff Epley, agents for the owner, David Heidelberger, to consider Case No. 07BAR-00000-00047 for **final approval on consent of new detached garage of approximately 400 square feet with a second story office and storage of approximately 322 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 3,500 square feet. The proposed project will not require grading. The property is a 20,865 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-081-011, located at **205 Arboleda Road** in the Goleta area, Second Supervisorial District. (Continued from 3/30/07 & 5/11/07)

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-00000-00050 Gerrity Residence Additions Isla Vista**
07AMD-00000-00004 (Dan Gullett, Planner) **Jurisdiction: Design Control Overlay**
Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for further **conceptual review of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 684 total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 21,291 square foot parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District. (Continued from 4/13/07)
- 2. 07BAR-00000-00004 Young Residence Addition Goleta**
07LUP-00000-00268 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Dennis Thompson, architect for the owner, David Young, to consider Case No. 07BAR-00000-00004 for **preliminary/final approval of residential remodel and addition of approximately 443 square feet, including a new standing seam metal roof.** The following structures currently exist on the parcel: a residence of approximately 1,937 square feet and carport of approximately 357 square feet. The proposed project will not require grading. The property is a 16,373 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 069-042-001, located at **5997 Cuesta Verde** in the Goleta area, Second Supervisorial District. (Continued from 2/09/07)

3. **06BAR-00000-00139** **Thielmann Second Dwelling** **Santa Barbara**
06DEV-00000-00006 (Michelle Gibbs, Planner) **Jurisdiction: DVP**
Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06 & 2/02/07 & 4/13/07)

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

4. **04BAR-00000-00001** **Hourigan Subdivision** **Goleta**
02TRM-00000-00005 (Michelle Gibbs, Planner) Ridgeline: N/A
Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **preliminary approval of a residential subdivision and development of six new single-family residences.** The new residences on Lots 1 and 2 would be one-story with 2,966 square feet and 2,992 square feet first floors and 1,248 square feet and 1,634 square feet basements, respectively. The new residences on Lots 3 through 6 would be one-story also with first floors of 2,834 square feet, 2,844 square feet, 2,839 square feet, and 2,445 square feet with basements of 2,319 square feet, 2,319 square feet, 2,319 square feet, 2,314 square feet respectively. The proposed project includes one open space lot, Lot 9. The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 4,600 square feet with three accessory buildings, Lot 7 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed grading has not been finalized. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 1/16/04, 10/03/03, 3/12/04, 7/15/05, 9/15/06, 11/03/06, 2/02/07 & 4/13/07)

The Representatives of the following BAR Site Visit should be in attendance by 11:00 A. M.

Site Visit

5. **07BAR-00000-00062** **Morales New Residence and Detached Garage** **Toro Canyon**
07LUP-00000-00177 (Jim Heaton, Planner) **Jurisdiction: Toro**
Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **site visit of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and AG-I-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07)

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

6. **07BAR-00000-00099** **Tyre Residence Additions** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **conceptual review of a residence addition of approximately 54 square feet, roof change and tower.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 22,075 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** in the Santa Barbara area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **07BAR-00000-00097** **Steele Demolition/New Residence** **Mission Canyon**
(No Assigned Planner) **Jurisdiction: Mission**

Request of Robert Steele, architect and owner, to consider Case No. 07BAR-00000-00097 for **conceptual review of a demolition/rebuild of a residence of approximately 3,500 square feet.** The following structures currently exist on the parcel: 1,500 square feet. The proposed project will require approximately 725 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 10,413 square foot parcel zoned 7_R-1 and shown as Assessor's Parcel Number 023-114-015 located at **2716 Williams Way** in the Mission Canyon area, First Supervisorial District.

8. **06BAR-00000-00209** **Crocker Residence Addition and New Garage** **Mission Canyon**
06LUP-00000-00782 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 06BAR-00000-00209 for **further conceptual review of a first floor addition of approximately 400 square feet and second floor addition of approximately 1,500 square feet, garage/workshop of approximately 803 square feet, accessory structure of approximately 616 square feet, and retaining walls of up to eight feet in height.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and detached accessory structure of approximately 750 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.09 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 9/22/06)

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

9. **06BAR-00000-00237** **La Cumbre Country Club Terrace Modification** **Hope Ranch**
06SCD-00000-00032 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of Craig Shallenberger, architect for the owners, La Cumbre Golf and Country Club, to consider Case No. 06BAR-00000-00237 for **revised preliminary/final approval of a installation of a membrane roof, architectural skylights, and steel and glass doors in order to enclose an existing patio of approximately 2,133 square feet.** The following structures currently exist on the parcel: a clubhouse facility of approximately 37,347 square feet, 18-hole golf course, and associated paring and drives. The proposed project will not require grading. The property is a 151.07 acre parcel zoned REC and shown as Assessor's Parcel Number 049-030-029, located at **4015 Via Laguna Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/27/06)

10. **07BAR-00000-00112** **Groff Landscape** **Santa Barbara**

07LUP-00000-00297 (Nicole Mashore, Planner) **Jurisdiction: Goleta**
Request of Sam Maphis, architect for the owner, Scott Groff, to consider Case No. 07BAR-00000-00112 for **conceptual review/preliminary/final approval of a swimming pool, retaining walls and landscaping**. The following structures currently exist on the parcel: a residence of approximately 4,013 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 3.66 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-011, located at **4660 Via Huerto** in the Santa Barbara area, Second Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

- 11. 06BAR-00000-00036 Renker New Residence Carpinteria/Toro Canyon**
06CDH-00000-00029 (Selena Buoni, Planner) Jurisdiction: Toro/Coastal

Request of Jennifer Welch, Penfield & Smith, agent for the owners, Greg and Stacey Renker, to consider Case No. 06BAR-00000-00036 for **conceptual review/preliminary approval of a minor conditional use permit for a proposed 6 foot high perimeter/privacy wall of approximately 290 feet along northerly boundary and proposed 8 foot wall approximately 240 feet along the easterly and westerly boundaries and approval of a modification to install a Southern California Edison transformer (size to be determined by SCE), generator approximately 10.25' in length x 3.75 in width x 4.4 in height) and a switchgear approximately 2 feet in width and 7.6 feet in height within the front and side yard setbacks**. SBAR has previously reviewed the proposed new residence with main floor of approximately 10,138 square feet, upper floor of approximately 2,278 square feet and basement of approximately 2,268 square feet, garage of approximately 1,770 square feet, tennis cabana of approximately 800 square feet and artist studio of approximately 800 square feet. (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.) The following structures currently exist on the parcel: a residence of approximately 1,875 square feet and shed of approximately 709 square feet. The proposed project will require approximately 4,289 cubic yards of cut and 810 cubic yards of fill and 3,479 cubic yards of export. Four protected Coast Live Oaks and five protective non-native trees are proposed for removal, with replacement of 40 Coast Live Oaks and 15 specimen trees. The property is a 4.57 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-021, located at **3151 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/24/06 & 8/25/06 & 5/11/07)

- 12. 07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon**
07LUP-00000-00177 (Jim Heaton, Planner) Jurisdiction: Toro

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **further conceptual review of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and AG-I-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07)

- 13. 05BAR-00000-00090 East Valley Land & Cattle Co. LLC Toro Canyon**
05LUP-00000-00939 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural

Request of Richard Redmond, architect for the owners, East Valley Land & Cattle Company, LLC, to consider Case No. 05BAR-00000-00090 for **revised preliminary/final approval of a previously approved single family residence and guest house. Reduction of approximately 877 square feet to the residence previously approved at approximately 4,428 square feet and an addition of approximately 212 square feet to a previously approved guest house of approximately 535 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 5 acre parcel 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 & 4/21/06)

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

BAR Meeting by 3:00 P. M.

14. **06BAR-00000-00253** **Nathan New Residence Addition, Cabana and New Pool/Retaining Wall** **Summerland**
06CDH-00000-00114 (J. Ritterbeck, Planner) **Ridgeline: Rural**
Request of Michael Avakian and Pat Elton, agents for the owners, John and Diane Nathan, to consider Case No. 06BAR-00000-00253 for **revised conceptual/preliminary approval of a new pool/retaining wall, a cabana of approximately 228 square feet, new residence addition of approximately 1,735 square feet and new detached two car garage of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,728 square feet, a barn of approximately 2,540 square feet and an existing structure of approximately 914 square feet to be used as a farm employee dwelling. The proposed project will require less than 50 cubic yard of cut and no fill. The property is a 4.95 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-036, located at **395 Greenwell Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/5/03 & 9/19/03 under BAR number 03AR-00000-00232, & 11/17/06 & 2/09/07)
15. **06BAR-00000-00128** **Paudler New Residence** **Summerland**
06CDP-00000-00048 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Applicable**
Request of Kit Haus, architect for the owner, Gary Paudler, to consider Case No. 06BAR-00000-00128 for **preliminary/final approval of new residence of approximately 620 square feet and driveway improvements.** The following structures currently exist on the parcel: a barn of approximately 1,500 square feet. The proposed project will require approximately 35 cubic yards of cut and fill. The property is a approximate 9.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-080-022, located at **202 Olive Street** in the Summerland area, First Supervisorial District. (Continued from 7/14/06)
16. **06BAR-00000-00302** **Rothbard New Residence** **Carpinteria**
07CDP-00000-00039 (Errin Briggs, Planner) **Jurisdiction: Toro**
Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **preliminary approval of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guest house of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,700 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 1,700 cubic yards of cut and no 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 Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07)
17. **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, 3/16/07 & 3/30/07 & 4/27/07)