



# COUNTY OF SANTA BARBARA

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## Cancelled Meeting

(Cancellation made on 6/16/09)

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW AGENDA**

Santa Barbara County  
Planning Commission Hearing Rm.  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

**Meeting Date: June 19, 2009  
9:00 A.M.**

## Items have been continued to either the June 26, 2009 Special SBAR Agenda or July 10, 2009 SBAR Agenda

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**NOTICE:** As of June 2008, all revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

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Martha Gray	Will Rivera	<b>Chair</b>
Jeremy Roberts	Laurie Romano	<b>Vice Chair</b>
Glen Morris	Anita Hodosy-McFaul	<b>SBAR Secretary</b>
Steve Willson	Anne Almy	<b>Supervising Planner</b>

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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, 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 June 5, 2009 will be considered.

**IV. CONSENT AGENDA:**

**The Representatives of the following item should be in attendance at this  
SBAR Meeting by 8:45 A. M.**

- C-1. 09BAR-00000-00087 El Colegio Road Phase II Isla Vista**  
09CDP-00000-00036 (Erin Briggs, Planner) **Jurisdiction: Coastal**  
Request of Steve Wang, engineer and Heather Allen, Isla Vista Redevelopment Agency, to consider Case No. 09BAR-00000-00087 for **final approval on consent of El Colegio Road widening including lighting, striping, landscaping etc. of approximately 1,343 linear feet.** The following structures currently exist on the parcel: roadway with curb and gutters of approximately 316,460 square feet. The property is zoned SR-H/REC located at **El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 6/05/09)
- C-2. 09BAR-00000-00041 Vedanta Society Residence Toro Canyon**  
09LUP-00000-00138 (Eric Gage, Planner) **Jurisdiction: Toro**  
Request of Howard Wittausch architect, and Heidi Jones agent, for the owner, The Vedanta Society, to consider Case No. 09BAR-00000-00041 for **preliminary/final approval on consent of a donated residence of approximately 836 square feet to be moved from 1242 Shoreline Drive.** The following structures currently exist on the parcel: The Vedanta Society Temple, bookstore, dormitories and monastery. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 12.71 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Numbers 155-030-027, -028, located at **901, 925, 927, 963, and 965 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/10/09 & 6/05/09)
- C-3. 09BAR-00000-00068 Oberfield New Residence Toro Canyon**  
06LUP-00000-00559 (Eric Gage, Planner) **Jurisdiction: Toro**  
Request of Derrick Eichelberger, architect for the owners, Mauricio Oberfield, to consider Case No. 09BAR-00000-00068 (Previously 06BAR-00000-00148) for **revised final approval on consent of a new residence of approximately 9,739 square feet.** No structures currently exist on the parcel. The proposed project will require 900 cubic yards of cut and fill. The property is a 5.012 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-011, located at **810 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 7/21/06, 9/22/06, 11/03/06, 1/05/07, 1/19/07, 5/22/09 & 6/05/09)

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE**

**VII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this SBAR Meeting by 9:30 A. M.**

1. **09BAR-00000-00094 Caltrans Highway 101 Lane Additions** **Carpinteria**  
09DVP-0000000014 (Alex Tuttle, Planner) **Jurisdiction: DVP**  
Request of Carlos Montez, agent for State of California Department of Transportation (Caltrans), to consider Case No. 09BAR-00000-00094 for **conceptual review of a project involving the addition of HOV lanes in each direction of US 101 of approximately 2.123 acres (or 92,456 square feet) within Caltrans right-of-way.** No structures currently exist on the parcel. The proposed project will require approximately 7,362 cubic yards of cut and fill. The property is a six mile stretch of highway located with Caltrans ROW; 2.123 acres (92,456 square feet) located at **within Santa Barbara County, zoned transportation corridor and located** at US 101 in the Carpinteria area, First Supervisorial District.

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

**Isla Vista/Goleta**

2. **09BAR-00000-00091 Magistad Garage Conversion and New Garage** **Santa Barbara**  
09LUP-00000-00206 (Sarah Clark, Planner) **Jurisdiction: Goleta**  
Request of Craig Burdick, Studio 1030 Architects, architect for the owner, JoAnn Magistad, to consider Case No. 09BAR-00000-00091 for **conceptual review of conversion of existing garage to bedroom, bathroom of approximately 450 square feet and construction of a new detached garage of approximately 440 square feet with new trellis.** The following structures currently exist on the parcel: a residence of approximately 2,390 square feet with attached garage of approximately 480 square feet. The proposed project will not require grading. The property is a 31,400 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-011, located at **4816 Via Los Santos** in the Santa Barbara area, Second Supervisorial District.
3. **09BAR-00000-00071 Querfurth Residence Addition** **Santa Barbara**  
09LUP-00000-00160 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Salvador Melendez, architect for the owner, Majorie E. Querfurth, to consider Case No. 09BAR-00000-00071 for **further conceptual review/preliminary approval of a residence addition of approximately 1,785 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,583 square feet, and detached garage of approximately 350 square feet. The proposed project will not require grading. The property is a 1.85 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-113-007, located at **691 Hope Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/8/09 & 5/22/09)
4. **09BAR-00000-00084 Smith Garage Conversion** **Santa Barbara**  
09LUP-00000-00179 (Lisa Martin, Planner) **Jurisdiction: Goleta**  
Request of Ben Woodall, agent for the owners, Eric and Elizabeth Smith, to consider Case No. 09BAR-00000-00084 for **further conceptual review/preliminary/final approval of a garage conversion of approximately 576 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,262 square feet and attached garage of approximately 576 square feet. The proposed project will not require grading. The property is a 9,683.2 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-211-017, located at **927 Cocopah Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/22/09)

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

5. **05BAR-00000-00059 Paradise Ivy New Mixed-Use Building** **Isla Vista**  
05DVP-00000-00027 (Errin Briggs, Planner) **Jurisdiction: C-2 Zone**  
Request of Adele Goggia, Harrison Designs, agent for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **final approval of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structure currently exists on the parcel: a commercial structure of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05, 7/08/05, 3/02/07, 3/14/08, 4/25/08, 6/20/08 & 6/05/09)
6. **06BAR-00000-00139 Thielmann Second Dwelling** **Santa Barbara**  
06DEV-00000-00006 (Errin Briggs, Planner) **Jurisdiction: DVP**  
Request of Larry Thompson, architect for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **final approval of a second dwelling of approximately 2,180 square feet with tuck under storage of approximately 640 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,795 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. The property is a 1.10 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, 5/25/07, 7/06/07, 10/19/07, 12/05/08 & 3/27/09)
7. **08BAR-00000-00125 Morrison/Wise Partial Demolition/Conversion and New Residence** **Santa Barbara**  
09LUP-00000-00048 (Lisa Martin, Planner) **Jurisdiction: Goleta**  
Request of David Gatson, agent for the owners, Ashley Morrison and Eric Wise, to consider Case No. 08BAR-00000-00125 for **preliminary approval of a partial demolition of the existing residence of approximately 926 square feet and relocation and conversion of the same to an 800 square foot artist studio, and construction of a new approximately 2,250 square foot two-story single family dwelling with attached garage of approximately 594 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 926 square feet and deck. The proposed project will require approximately 7 cubic yards of cut and fill. The property is a 0.41 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-340-018, located at **749 Hope Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/08, 9/5/08, 3/27/09, 4/24/09, 5/8/09 & 6/05/09)

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

8. **08BAR-00000-00276 Turnpike Shopping Center Roofing and New Facade** **Santa Barbara**  
09SCE-00000-00014/09LUP-00000-00221 (Julie Harris, Planner) **Jurisdiction: Commercial**  
Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **further conceptual review of exterior remodel with new roof material, new plaster color, entrance structure enhancements, new landscaping and wall extension.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S.**

**Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/19/09)

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

9. **09BAR-00000-00090 Stein New Garage/Workshop with Guest House Mission Canyon**  
09LUP-00000-00204 (Sarah Clark, Planner) **Jurisdiction: Mission**  
Request of J. Grant Design Studio, agent for the owner, Rick Stein, to consider Case No. 09BAR-00000-00090 for **conceptual review of a new garage/workshop of approximately 882 square feet with an attached guest house of approximately 822 square feet.** The following structure currently exists on the parcel: a residence with attached garage of approximately 2,600 square feet. The proposed project will require approximately 270 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-052-014, located at **2252 Las Canoas Road** in the Mission Canyon area, First Supervisorial District.
10. **09BAR-00000-00075 Kelley/Lautstsen As-Built Accessory Structure Santa Barbara**  
09LUP-00000-00061 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**  
Request of Steven M. Fort, agent and Justin Van Mullen, architect for the owners, Stafford T. Kelley and Elaine M. Lautstsen, to consider Case No. 09BAR-00000-00075 for **further preliminary/final approval of an as-built accessory structure of approximately 490 square feet.** The following structures currently exist on the parcel: a residence of approximately 781 square feet with a carport of approximately 238 square feet and second residence of approximately 3,750 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-010, located at **1806 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09 & 5/22/09)
11. **09BAR-00000-00078 Lanzetta Revocable Trust Residence Addition Hope Ranch**  
09LUP-00000-00171/09MOD-00000-00003 (Sarah Clark, Planner) **Jurisdiction: Ridgeline**  
Request of Tom Smith, architect for the owner, John A. Lanzetta Revocable Trust, to consider Case No. 09BAR-00000-00078 for **further conceptual review of a residence addition/remodel of approximately 1,219 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,167 square feet and attached garage of approximately 552 square feet. The proposed project will require approximately 160 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-025, located at **3958 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/08/09)

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

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

12. **07BAR-00000-00060 Andersen Duplex Addition Summerland**  
08CDP-00000-00176 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**  
Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **preliminary/final approval of duplex addition of approximately 174 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structures currently exist on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07, 4/27/07, 12/19/08 & 1/16/09 & 2/13/09)

13. **09BAR-00000-00093 Ostby/Cook Setback Modification** **Carpinteria**  
09MOD-00000-00004 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Neumann Mendro Andruluitis, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 09BAR-00000-00093 for **conceptual review/preliminary approval of proposed modification to required 10-foot side setbacks by 2 feet to allow encroachment of approximately 50 square feet of deck beyond the allowable 3 feet for uncovered porches, pursuant to Article II 35-125.4.b.** The following **historical** structures currently exist on the parcel and are proposed to be relocated or demolished as part of 08CDH-00000-00006: a residence of approximately 2,093 square feet, cottage of approximately 923 square feet, tennis cabana of approximately 197 square feet, tennis court of approximately 8,361 square feet, caretaker's cottage of approximately 725 square feet and detached garage of approximately 741 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-007 located at **4267 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.
14. **09BAR-00000-00031 Warzocha Residence Additions and New Garage** **Toro Canyon**  
09LUP-00000-00223 (Brian Banks, Planner) **Jurisdiction: Toro**  
Request of Joe L. Ewing, architect for the owners, Michael and Barbara Warzocha, to consider Case No. 09BAR-00000-00031 for **conceptual review of conversion of the existing garage to habitable of approximately 503 square feet and a new attached garage of approximately 536 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,084 square feet and garage of approximately 503 square feet. The proposed project will require approximately 86 cubic yards of cut and approximately 110 cubic yards of fill. The property is a .66 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-491-008, located at **2710 Macadamia Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/13/09)