



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: June 22, 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 (8:45 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 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 June 8, 2007 will be considered.

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

- C-1. 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 beam retaining wall of approximately 25 feet in height and 100 square feet in length and landscape plan.** 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 & 5/25/07)
- C-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 **final approval on consent 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 & 5/25/07)
- C-3. 03BAR-00000-00228 *needs revising* St. George Addition & Conversion to 4 Unit Apartment/Condo Complex Isla Vista**
05CDP-00000-00001-00115 (Errin Briggs, Planner) **Jurisdiction: DVP**
Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for **revised final approval on consent for exterior paint color, replace a pair of doors with a window, remove one pair of doors and decrease the size of the balcony on the northern elevation and replace a pair of doors with a window on the eastern elevation. Previously approval was granted for 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 & 5/19/06)
- C-4. 07BAR-00000-00059 Williams Residence Addition/Remodel Goleta**
07LUP-00000-00192 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Tom Smith, architect for the owners, Jon and Julie Williams, to consider Case No. 07BAR-00000-00059 for **final approval on consent of a residence addition of approximately 719 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,292.5 square feet and guest house of approximately 390 square feet. The proposed project will not require grading. The property is a 21,275 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 069-041-003, located at **1144 N. Fairview** in the Goleta area, Second Supervisorial District. (Continued for 4/13/07 & 6/08/07)

- C.5 07BAR-00000-00075 Kadiva Creative Signage Goleta**
07LUP-00000-00286(Amy Trester, Planner) Jurisdiction: Sign Ordinance
Request of Mark Stienecker, agent for the owner, Christine Kesig, to consider Case No. 07BAR-00000-00075 for **preliminary/final approval on consent of a sign approximately 9 feet square (36" x 36")**. 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. (Continued from 4/27/06 & 0/08/07)
- C-6. 07BAR-00000-00083 Kraus Water Tanks Carpinteria**
06CDP-00000-00095 (Jim Heaton, Planner) Jurisdiction: Rural
Request of Robert Foley, agent for the owner, Ken Kraus, to consider Case No. 07BAR-00000-00083 for **preliminary/final approval on consent of four 6.5 feet tall 5,000 gallon water tanks of approximately 1,600 square feet**. The following structures currently exist on the parcel: a single family residence and an agricultural workshop/office are proposed under a separate permit. The proposed project will not require grading. The property is an 11.73 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-180-084, located at **4466 Foothill Road** in the Carpinteria area, First Supervisorial District. (Continued from 5/11/07 & 6/8/07)

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.**

- 1. Discussion Briefing for Mission Canyon Draft Guidelines Mission Canyon**
Comprehensive Planning

The Mission Canyon Area was identified by the Board of Supervisors for the formulation of Residential Design Guidelines and an update to the 1984 Mission Canyon Area Specific Plan. The purpose of the Guidelines is to guide, educate and motivate homeowners, developers and designers to create projects that contribute to community design objectives and provide the tools needed for staff, the South Board of Architectural Review (SBAR) and other decision-makers to properly evaluate development proposals. The proposed Residential Design Guidelines would apply to all new structures, including additions, except for exceptions to design review approval as identified in the County's Land Use and Development Code.

A draft of the *Mission Canyon Residential Design Guidelines* was submitted to the SBAR on June 8, 2007. On June 22, 2007, Long Range Planning staff will submit a presentation and solicit SBAR and public input on the draft Guidelines. After the hearing, the draft Design Guidelines will be placed on hold pending the Specific Plan Update. Both documents are scheduled for adoption hearings in Summer 2008.

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

Isla Vista/Goleta

2. **07BAR-00000-00092 Gerrity Residence Additions Isla Vista**
07CDP-00000-00038 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Gray and Gray Architects, architect for the owner, David Gerrity, to consider Case No. 07BAR-00000-00092 for **preliminary/final approval of residence addition of approximately 62 square feet and covered porch of approximately 186 square feet.** The following structures currently exist on the parcel: a two unit dwelling, approximately 1,121 square feet and 1,512 square feet. The proposed project will not require grading. The property is a 11,258 square foot parcel zoned 7-R-2 and shown as Assessor's Parcel Number 075-091-003, located at **6773 Estero and 6774 Sueno Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/11/07)
3. **07BAR-00000-00131 Supulveda Residence Addition/New Second Story Santa Barbara**
07LUP-00000-00340 (Selena Buoni, Planner) **Jurisdiction: Goleta**
Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for **conceptual review of a residential first floor addition of approximately 623 square feet and second story addition of approximately 800 square feet, balcony of approximately 250 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is a 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara 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.**

4. **07BAR-00000-00132 Ruse Partial Residence Demolition/Remodel and New Garage Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Carlos Gran, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **conceptual review of partial demolition of approximately 930 square feet and second story deck, proposed new first floor addition of approximately 991 square feet and second floor addition of approximately 839.6 square feet and remodel and addition to garage of approximately 4,532 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,200 square feet and single story two car garage of approximately 1,432 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District.
5. **06BAR-00000-00285 Burns New Residence and Detached Garage Santa Barbara**
06LUP-00000-00285 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Amy Taylor, architect for the owner, Paul R. Burns, to consider Case No. 06BAR-00000-00285 for **preliminary/final approval of a new residence of approximately 2,085 square feet and detached garage of approximately 690 square feet and a guest house of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,204 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07 & 3/16/07)
6. **07BAR-00000-00143**

Gourley.Haslund Residence Addition and Carport

Mission Canyon

07LUP-00000-00369 (Amy S. Trester, Planner)

Jurisdiction: Ridgeline- Urban

Request of Ken Kruger, architect for the owners, Bill Gourley and Melitta Haslund, to consider Case No. 07BAR-00000-00143 for **conceptual review of residence addition of approximately 492 square feet and carport of approximately 198 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,540 square feet and garage of approximately 296 square feet. The proposed project will not require grading. The property is a 17,345 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-142-008, located at **2880 Exeter Place** in the Mission Canyon area, Second Supervisorial District.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

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

Request of Bill Wolfe, Pacific Architects, architect for the owner, Robert Steele, 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. (Continued from 5/25/07)

Toro Canyon/Summerland/Carpinteria Areas

8. **07BAR-00000-00128 Gabbert Residence Addition Toro Canyon**
07LUP-00000-00090 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Martha Gabbert, to consider Case No. 07BAR-0000-002128 for **conceptual/preliminary/final approval of an addition of approximately 560 sq. ft. to the previously approved 5,455 square foot single family dwelling (05LUP-00000-01065, 05BAR-00000-00200).** Also **previously approved was a guest house of approximately 800 square feet, a cabana of approximately 800 square feet and grading of approximately 2,700 cubic yards to be balanced on-site.** No structures currently exist on the parcel. The proposed project will require approximately 2,200 cubic yards of cut and fill. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/19/05, 1/27/06, 3/31/06 & 6/22/07)

9. **07BAR-00000-00136 Bruner Residence Addition, Garage and Guesthouse Toro Canyon**
07CDP-00000-00066 (Amy Trester, Planner) **Jurisdiction: Toro**

Request of Susan Sherwin, agent for the owners, Michelle and Jeff Bruner, to consider Case No. 07BAR-00000-00136 for **conceptual review of a second story residence addition of approximately 373 square feet, and detached garage/guesthouse structure of approximately 1,267 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,076 square feet and detached garage of approximately 980 square feet. The proposed project will not require grading. The property is a 6.6 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-058, located at **285 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

- 10. 06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence Toro Canyon**
06CDH-00000-00034 (Deborah Kramer, Planner) Jurisdiction: Coastal/Toro
Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 for **preliminary/final approval of a new residence of approximately 7,793 square feet, two attached garages of approximately 1,076 square feet, new hardscaping, landscaping, infinity pool and a spa with associated equipment.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-033, located at **3315 Padaro Lane** in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06, 11/17/06, 1/5/07 & 2/09/07)

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

- 11. 07BAR-00000-00137 Farrar New Residence, Garage, Basement Summerland**
(No Assigned Planner) Jurisdiction: Summerland
Request of Kent Mixon, architect for the owners, Graham and Sara Farrar, to consider Case No. 07BAR-00000-00137 for **conceptual review of new residence of approximately 1,918 square feet, attached garage of approximately 500 square feet and basement of approximately 186 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 56 cubic yards of cut and approximately 115 cubic yards of fill. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-201-009, located at **2535 Golden Gate** in the Summerland area, First Supervisorial District.
- 12. 07BAR-00000-00146 Jaffe New Residence and Garage Summerland**
(No Assigned Planner) Jurisdiction: Ridgeline - Rural
Request of Brad Williams and Marmol Radzineer, architect and agent for the owner, Michael Jaffe, to consider Case No. 07BAR-00000-00146 for **conceptual review of a new residence and garage of approximately 3,483 square feet and basement of approximately 1,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1 acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First/Second/Third/Fourth/Fifth Supervisorial District.
- 13. 07BAR-00000-00089 Summerland Mini Mart Exterior Change Summerland**
(Kimberley McCarthy, Planner) Jurisdiction: Exemption
Request of Robert Stamps, architect for the owner, Loui Hana, to consider Case No. 07BAR-00000-00089 for **further conceptual review/preliminary/final approval of sign removal with new stucco of approximately 36 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/11/07)

14. 07BAR-00000-00088

Beach Club Drive Family Trust Residence Additions

Toro Canyon

07CDH-00000-00007, 07CUP-00000-00019 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Square One Design, architect for the owner, Beach Club Drive Family Trust, to consider Case No. 07BAR-00000-00088 for **preliminary/final approval of a temporary watchman's trailer, residential additions of approximately 170 square feet, interior remodel and reconstruction of main residence roof element.** The following structures currently exist on the parcel: a residence of approximately 1,350, an accessory structure of approximately 1,118 square feet, a garage of approximately 602 square feet with attached carport of approximately 445 square feet and several storage containers. The proposed project will not require grading. The property is a 17.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-009, located at **2825 Padaro Lane** in the Carpinteria / Toro Canyon area, First Supervisorial District.
(Continued from 5/11/07)