



# COUNTY OF SANTA BARBARA

**REVISED**

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

**Meeting Date: July 6, 2007**

**9:00 A.M.**

**Revision: Item No. 10 06BAR-00000-00253, 396 Greenwell Avenue reflects changes to the project description.**

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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	

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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.
- 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 22, 2007 will be considered.
- IV. CONSENT AGENDA: (Time Certain 8:45 a.m.)**

- C-1. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara**  
06LUP-00000-00611 (Dan Gullett, 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 & 6/22/07)
- C-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 **final approval on consent 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 & 6/22/07)
- C-3. 05BAR-00000-00103 Pearson Residence Additions Santa Barbara**  
04MOD-00000-00012 (Travis Cleveland, Planner) **Ridgeline: N/A**  
Request of Dawn Sherry, architect for the owners, Rod and Marlene Pearson, to consider Case No. 05BAR-00000-00103 for **final approval on consent of a modification to the side yard setback to accommodate the construction of an approximately 400 square foot attached two car garage. The new side yard setback depth would be approximately 3'7" from the east property line. Also proposed is a 600 square foot two-story addition and attached 118 square foot deck at the rear of the existing residence, a 312 square foot deck above the new garage and a 50 square foot addition to an existing bathroom.** The following structures currently exist on the parcel: a residence of approximately 2,841 square feet. The proposed project will require no cubic yards of cut and approximately 30 cubic yards of fill. The property is a 8,841 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-072-047, located at **3813 Center Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/13/05 & 7/15/05)

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**VII. STANDARD AGENDA:**

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

**1. Discussion Item Revised BAR Forms**

The South Board of Architectural Review will discuss the use of new forms regarding BAR applicant submittal requirements, Conceptual Review and findings.

**The Representatives of the following items should be in attendance at this BAR Meeting by 10:00 A. M.**

**2. 06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria**

06RVP-00000-00013 (Michelle Gibbs, Planner)

**Jurisdiction: Ridgeline - Rural**

Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **preliminary/final approval of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** The reorganization would involve a net gain of 12,158 square feet of school facilities. These changes include construction of five new faculty residences, a new administration building, re-location of an historic barn structure, modification of recreational amenities (swimming pool, tennis court, play fields), and installation of an up-graded wastewater treatment system. The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 31,000 cubic yards of cut and fill. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06, 11/17/06 & 1/19/07)

**The Representatives of the following items should be in attendance at this BAR Meeting by 11:15 A. M.**

**3. Discussion Item NPDES Storm Water Permit**

Cathleen Garnand

Staff from Project Clean Water, Public Works Department, will provide a briefing of the County's program to implement the NPDES General Permit for storm water discharges. The permit itself covers many areas, including a requirement to protect water quality from new development and redevelopment through the use of bioswales, pervious paving, storm water detention, etc. One of the permit requirements is to evaluate our procedures and practices for permitting new development. This presentation will include a report on that evaluation and improvements that can be made to assure that the county complies with the NPDES permit requirements for new development.

**The Representatives of the following site visit should be in attendance**

**at the site by 1:00 P. M.**

**Site Visit**

4. **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 **site visit 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 & 4/27/07 & 6/8/07)

**The Representatives of the following items should be in attendance at this BAR Meeting by 2:15 P. M.**

5. **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 **further 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, 4/27/07 & 6/8/07)

**Isla Vista/Goleta**

6. **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/preliminary/final approval of a second dwelling of approximately 2,820 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 or will not require grading. 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)

**Toro Canyon/Summerland/Carpinteria Areas**

7. **07BAR-00000-00153**                      **East Valley Land & Cattle Co. LLC**                      **Toro Canyon**  
(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 **further conceptual/preliminary approval a residence of approximately 4,571 square feet and guest house of approximately 747 square feet.** No structures currently exist on the parcel. No further grading is required as it has been completed. 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 & 5/25/07)
8. **05BAR-00000-00292**                      **Benon New Residence**                      **Toro Canyon**

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06LUP-00000-00642 (Travis Cleveland, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00292 for **conceptual review of a new residence of approximately 6,172 square feet, a garage of approximately 840 square feet, a guest house of approximately 425 square feet and an accessory storage structure of approximately 375 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.0 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-230-017, located at **785 Toro Canyon Road** in the Toro Canyon 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.**

9. **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 **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 & 5/25/07)
10. **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 **further preliminary and final approval of a new pool/retaining wall, an as-built cabana of approximately 228 square feet, and a 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 & 5/25/07)
11. **06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara**  
06LUP-00000-00287 (Dan Gullett, Planner) **Jurisdiction: Commercial**  
Request of Ron Sorgman, architect for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for **preliminary/final approval of a single story addition of approximately 815 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 1,848 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06, 6/23/06, 10/06/06 & 5/11/07)