



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: July 14, 2006

9:00 A.M.

Revisions:

Martha Gray to be sworn in as a SBAR member representing the Third District.

Item Nos. 10, 11 and 12, BAR Numbers 05BAR-00000-00188, 05BAR-00000-00189, 05BAR-00000-00190
Burke/Cook New Residences project descriptions were revised.

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson-Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Anita Hodosy	BAR Secretary	
Allen Bell	- 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. **MARTHA GRAY TO BE SWORN IN AS A SBAR MEMBER REPRESENTING THE THIRD DISTRICT.**
- III. **AGENDA STATUS REPORT:**
- IV. **MINUTES:** The Minutes of June 23, 2006 will be considered.

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

C-1. 04BAR-00000-00009 Boger Residence Additions Mission Canyon
04LUP-00000-00032 (Amy Trester, Planner) **Ridgeline: Urban**
Request of Christine Pierron, agent for the owners, Henry and Lisa Boger, to consider Case No. 04BAR-00000-00009 for **final approval on consent a second story addition of approximately 1002 square feet and 1st floor addition of approximately 262 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,342 square feet with a 934 square foot deck/carport below. The proposed project will not require grading. The property is a 8,574 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04, 7/9/04, 2/25/05, 4/15/05, 8/12/05 & 3/24/06 & 5/12/06 & 6/23/06)

C-2. 05BAR-00000-00295 Breeden Residence Addition Toro Canyon
05CDP-00000-00141 (Lisa Martin, Planner) **Jurisdiction: Toro**
Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **final approval on consent of a residence addition of approximately 1,134 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,643 square feet. The proposed project will not require grading. The property is a 18,200 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-017, located at **226 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06, 3/24/06, 5/12/06 & 6/23/06)

VI. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VII. STAFF UPDATE:

VIII. STANDARD AGENDA:

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

- 1. 06BAR-00000-00123 Isla Vista/Goleta**
Schuyler Residence Addition Goleta
06LUP-00000-00394 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Emilio Casa, agent for the owner, Peter Schuyler, to consider Case No. 06BAR-00000-00123 for **conceptual review/preliminary of residence addition of approximately 780 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,375 square feet and garage of approximately 426 square feet. The proposed project will not require grading. The property is a 16,766 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-172-004, located at **525 Lorraine Avenue** in the Goleta area, Second Supervisorial District.
- 2. 06BAR-00000-00091 Berman New Residence and Garage Goleta**
06ZCI -00000-00007 (Errin Briggs, Planner) **Jurisdiction: Design Overlay**
Request of Murray Duncan, architect for the owners, David and Karen Berman, to consider Case No. 06BAR-00000-00091 for **preliminary approval 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 Brigitte** in the Goleta area, Second Supervisorial District. (Continued from 5/19/06)

3. **Discussion Item** **Young Residence Addition** **Goleta**
(No Assigned Planner)
Request of Dennis Thompson, architect for the owner, David Young, **for a discussion on a proposed residence addition of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,024 square feet and carport of approximately 400 square feet. The proposed project will not require grading. The property is a 12,900 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.
4. **03BAR-00000-00072** **Bantilan New Residence** **Goleta**
02LUP-00000-00930 (Mark Walter, Planner) **Jurisdiction: Ridgeline: Urban**
Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **further final approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. (Continued from 4/25/03, 9/09/05, Site Visit 10/11/05, 11/04/05 & 6/23/06)
5. **06BAR-00000-00134** **Watkins/Geisler Residence Addition/New Garage** **Hope Ranch**
06LUP-00000-00505 (Nicole Mashore, Planner) **Jurisdiction:**
Request of DD Watkins and Lee Giesler, owners, to consider Case No. 06BAR-00000-00134 for **conceptual review of a residence addition of approximately 865 square feet, demolition of an existing garage of approximately 490 square feet, rebuild of a new garage of approximately 783 square feet with a second story workshop and bathroom of approximately 783 square feet, new driveway and landscaping.** The following structures currently exist on the parcel: a residence of approximately 1,807 square feet and garage of approximately 490 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a .979 acre zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-009, located at **425 Via Hierba** in the Hope Ranch area, Second Supervisorial District.
6. **06BAR-00000-00138** **Pazzato Partners, LTD New Residence** **Santa Barbara**
06ZCI-00000-00009 (Selena Buoni, Planner) **Jurisdiction: Design Overlay**
Request of Ken Taub, architect for the owners, Pazzato Partners, LTD, to consider Case No. 06BAR-00000-00138 for **conceptual review of a new residence of approximately 4,387 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 210 cubic yards of cut and fill. The property is a .46 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-015, located at **1260 Via Brigitte** in the Santa Barbara area, Second Supervisorial District.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

- Site Visit*
7. **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. (Continued from 5/19/06)

The Representatives of the following items should be in attendance at this BAR Meeting by 11:30 A. M.

Site Visit

8. **06BAR-00000-00046 Velazquez New Residence and Garage Mission Canyon**
06LUP-00000-00168 (Peter Imhof/Virginia Gardner, Planners) **Jurisdiction: Mission Canyon**
Request of Susan Sherwin, architect for the owners, Adriana and George Velazquez, to consider Case No. 06BAR-00000-00046 for a **site visit of new residence of approximately 3,990 square feet with a basement of approximately 767 square feet and detached garage of approximately 522 square feet. The existing residence of approximately 2,500 will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-113-007, located at **2609 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 3/31/06)

The Representatives of the following items should be in attendance at this BAR Meeting by 1:15 P. M.

9. **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 **further 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. (Continued from 5/19/06)
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 **preliminary approval of a one-story, approximately 850 square foot addition to the existing, one story adobe residence, demolition of the existing two-car garage, and construction of a one car garage of approximately 260 square feet and a trellis covered parking space. The total building footprint would be approximately 3,000 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 & 5/19/06)
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 **preliminary approval for a new residence of approximately 1,797 square feet with a laundry storage room of approximately 110 square feet and two trellis covered parking spaces. The total building footprint would be approximately 2,458 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 & 5/19/06)

- 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 **preliminary approval for a new residence consisting of approximately 2,650 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 & 5/19/06)

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

- 13. 06BAR-00000-00029 Groff Demo/New Residence & Guest House Hope Ranch**
06LUP-00000-00093 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ken Taub, architect for the owner, Scott Groff to consider Case No. 06BAR-00000-00029 for further **final approval of a new residence of approximately 7,643 square feet, guest house of approximately 724 square feet, landscape plan and small retaining walls.** The following structures currently exist on the parcel: a residence of approximately 4,013 to be demolished. The proposed project will require approximately 2,200 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 3.47 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-011, located at **4660 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06 & 5/12/06)

- 14. 06BAR-00000-00142 Elk Trust Security Kiosk and Irrigation Pond Hope Ranch**
06CDH-00000-00016 (Dan Nemechek, Planner) **Jurisdiction: Coastal**

Request of John Eisenbeisz, agent for the owner, El Trust, to consider Case No. 06BAR-00000-00142 for **conceptual review of security kiosk of approximately 41 square feet and a irrigation pond.** The following structures currently exist on the parcel: a residence of approximately 11,000 square feet, garage of approximately 600 square feet, office/gym of approximately 400 square feet and pavilion of approximately 600 square feet. The proposed project will require approximately 686 cubic yards of cut and no fill. The property is a 14.59 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-160-035, located at **1555 Robel Drive** in the Santa Barbara area, Second Supervisorial District.

- 15. 06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara**
06DEV-00000-00006 (Dan Nemechek, Planner) **Jurisdiction: DVP**

Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **conceptual review of a second dwelling of approximately 2,000 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 Viejá Drive** in the Santa Barbara area, Second Supervisorial District.

- 16. 05BAR-00000-00288 Moss New Garage Toro Canyon**
 05LUP-00000-01244 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
 Request of Martha Gray, architect for the owners, Stuart and Sandy Moss, to consider Case No. 05BAR-00000-00288 for **final approval of a new garage of approximately 1,224 square feet with approximately 843 square feet of additional space.** The following structures currently exist on the parcel: a residence of approximately 2,350 square feet. The proposed project will require approximately 340 cubic yards of cut and no fill. The property is a 5.02 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-064, located at **1038 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 12/02/05 & 3/31/06)

Toro Canyon/Summerland/Carpinteria Areas

The Representatives of the following items should be in attendance at this BAR Meeting by 3:15 P. M.

- 17. 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 **conceptual review of new residence of approximately 620 square feet.** The following structures currently exist on the parcel: a barn of approximately 1,500 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a approximate 9 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.

- 18. 04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria**
 05CDH-00000-00025 (Lisa Hosale, Planner) **Ridgeline: N/A**
 Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **final approval of an addition of approximately 2,110 square feet to the existing residence and an addition of approximately 332 square feet to the existing deck.** The following structure currently exists on the parcel: a residence of approximately 2,032 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05 & 8/19/05)

- 19. 06BAR-00000-00136 The Management Group Residence Additions Toro Canyon**
 (No Assigned Planner) **Jurisdiction:**
 Request of Rachel Allen, architect for the owner, The Management Group, to consider Case No. 06BAR-00000-00136 for **conceptual review of a renovation and additions of approximately 400 square feet to an existing residence.** The following structures currently exist on the parcel: a residence and attached two car garage of approximately 2,110 square feet. The proposed project will not require grading. The property is a 10,400 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 055-400-036, located at **3453 Padaro Lane** in the Toro Canyon area, First Supervisorial District.

- 20. 06BAR-00000-00129 Pacifica Graduate Institute Phase I Toro Canyon**
 06CDP-00000-00050 (Selena Buoni, Planner) **Jurisdiction: Toro Canyon**
 Request of Cearnal Androlatius Architects, architects for the owner, Pacifica Graduate Institute, to consider Case No. 06BAR-00000-00129 for **conceptual review of Phase I of approved 88-CP-005 RVO1; including new parking spaces, entry and exit drives, parking and internal road reconfiguration, undergrounding of a power pole, removal of five oak trees, relocation of five oak trees, and landscaping.** The following structures currently exist on the parcel: Pacifica Graduate Institute of approximately 15,317 square feet. The proposed project will require approximately 560 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 12.96 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 005-210-054, located at **249 Lambert Road** in the Toro Canyon area, First Supervisorial District.