



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: July 20, 2007

9:00 A.M.

Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Valerie Froscher		123 East Anapamu Street
Pamela Ferguson-Ettinger		Santa Barbara, California 93101
Martha Gray		(805) 568-2000
Laurie Romano		
Robin Donaldson		
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 July 6, 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 & 7/06/07)

C-2. 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 on consent 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 & 7/06/07)

C-3. 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 **final approval on consent 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 & 7/06/07)

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. **04BAR-00000-00147 St. Athanasius Orothodox Church Goleta**
01CUP-00000-00152 (Alex Tuttle, Planner) **Ridgeline: Hollister**
Request of Jonathan Leech, Dudek and Associates, agent for the owner, St. Athanasius, to consider Case No. 04BAR-00000-00147 for **preliminary approval of a 4.6 acre church complex consisting of four structures totaling approximately 26,500 square feet; a one story temple of approximately 8,455 square feet, a one story chapel of approximately 750 square feet, a one story fellowship hall of 14,560 square feet and a one story administration building of approximately 2,735 square feet.** No structures currently exist on the parcel. The proposed project is on a level parcel and will require grading. The property is a 21.75 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-072, located at **5441 Hollister Avenue** in the Goleta area, Second District. (Continued from 8/13/04 & 3/11/05)

The Representatives of the following items should be in attendance at this BAR Meeting by 11:00 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 **final approval of Phase 1 of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.). Phase 1 of the project consists of construction of a new tertiary wastewater treatment system, construction of five new faculty residences, relocation of one existing faculty residence, and landscaping for the new and relocated faculty residences.** 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 which will be balanced on site. 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 & 7/06/07)

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

3. **07BAR-00000-00029 Magid New Residence, Detached Garage, Cabana Santa Barbara**
07LUP-00000-00251 (Sarah Clark, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jan Hochhauser, architect for the owner, Ilya Magid, to consider Case No. 07BAR-00000-00029 for **preliminary/final approval of a new residence of approximately 4,998 square feet, detached garage of approximately 800 square feet and pool cabana of approximately 260 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 994 cubic yards of cut and approximately 922 cubic yards of fill. The property is a 1.0 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-030-022, located at **1105 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/02/07, 3/30/07 & 6/08/07)

4. **07BAR-00000-00143** **Gourley/Haslund Residence Addition and Carport** **Mission Canyon**
07LUP-00000-00369 (Amy 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/preliminary approval of residence addition of approximately 492 square feet and carport of approximately 198 square feet and addition to garage of approximately 138 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,546 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. (Continued from 6/22/07)
5. **07BAR-00000-00110** **Golizadeh Residence Addition and Remodel** **Santa Barbara**
07LUP-00000-00317 (Amy Trester, Planner) **Jurisdiction: Goleta**
Request of Hise K, Esparza, agent for the owners, Nelvi and Firouz Golizadeh, to consider Case No. 07BAR-00000-00110 for **further conceptual review of a residence first floor addition of approximately 312 square feet, porch of approximately 180 square feet and second floor addition of approximately 631 square feet with a balcony of approximately 12 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,221 square feet and garage of approximately 377 square feet. The proposed project will not require grading. The property is a 9,025 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-062-013, located at **84 Lassen Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/8/07)
6. **07BAR-00000-00138** **Furukawa New Two Story Residence** **Hope Ranch**
07CDP-00000-00042 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Ray Ketzal, architect for the owners, Mr. and Mrs. Gary Furukawa, to consider Case No. 07BAR-00000-00138 for **final approval of a new two story residence of approximately 7,181 square feet, garage of approximately 1,764 square feet and guesthouse of approximately 736 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 4.08 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-172-003 located at **4275 Mariposa Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/08/07)

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

Toro Canyon/Summerland/Carpinteria Areas

7. **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 **final 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 & 5/25/07)

8. 07BAR-00000-00067 Laguna Property, LLC Commercial Exterior Changes Summerland
07CDP-00000-00026 (Travis Cleveland, Planner) **Jurisdiction: Summerland**

Request of Heney Dong & Associates, agent for the owner, Laguna Property, LLC, to consider Case No. 07BAR-00000-00067 for **further conceptual review of minor exterior changes to an existing historical restaurant and parking lot lighting**. The following structures currently exist on the parcel: a restaurant of approximately 6,935 square feet. The proposed project will not require grading. The property is a .51 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07)

9. 06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence Toro Canyon
06CDH-00000-00034 (Peter Imhof, 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 **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 & 6/22/07)

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

10. 07BAR-00000-00149 Vliet/Grimes New Residence, Garage, Carport Toro Canyon
07LUP-00000-00390 (Travis Cleveland, Planner) **Jurisdiction: Ridgeline- Rural**

Request of Vadim Hsu, architect for the owners, Van Vliet and Alison Grimes, to consider Case No. 07BAR-00000-00149 for **conceptual review of new residence of approximately 3,295 square feet, garage of approximately 518 square feet, carport of approximately 240 square feet, porch/stair of approximately 250 square feet, balcony of approximately 770 square feet and mechanical area of approximately 282 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,200 cubic yards of cut and no fill. The property is a 5 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-040-041, located at **838 Toro Canyon Road** in the Tor Canyon area, First Supervisorial District.

11. 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. (Continued from 6/22/07)

12. 07BAR-00000-00154 Amour Exterior Alteration Carpinteria
07EXE-00000-00148 (Lisa Martin, Planner) **Jurisdiction: Coastal**

Request of Tai Yeh, architect for the owner, Tim Armour, to consider Case No. 07BAR-00000-00154 for **conceptual review/preliminary/final approval of addition of wood shingles to an existing batt and board home, no structural alterations.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet and cottage of approximately 700 square feet. The proposed project will not require grading. The property is a .35 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-020, located at **4301 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

13. 06BAR-00000-00231 Vedder Farm Employee Dwelling Carpinteria
06CUP-00000-00042 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Rural

Request of Eric Swenumson architect and Teri Green, agent for the owners, Phillip Vedder and Dwight S. Vedder, to consider Case No. 06BAR-00000-00231 for **preliminary/final approval of a new agricultural employee dwelling of approximately 1,600 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,600 square feet, three single story agricultural employee dwelling totaling approximately 5,060 square feet and several agricultural accessory structures/shed totaling 36 square feet. The proposed project will require approximately 32 cubic yards of cut and no fill. The property is a 52.29 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-200-057, located at **2022 Lilington Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/15/06)