



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: August 10, 2007
9:00 A.M.**

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

Valerie Froscher	Jeremy Roberts	- Chair
Pamela Ferguson-Ettinger	Chris Roberts	- Vice Chair
Martha Gray	David Villalobos	- SBAR Secretary
Laurie Romano	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.
 - 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 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 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 July 20, 2007 will be considered.

IV. CONSENT AGENDA:

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

**C-1. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara
06LUP-00000-00611 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Rural**

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of a 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, and 7/20/07)

**C-2. 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 on consent 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 and 7/20/07)

**C-3. 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 **final approval on consent 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 dwellings 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 and 7/20/07)

**C-4. 06BAR-00000-00144 Living Faith Center Parking Area Landscaping Goleta
06SCD-00000-00010 (Lisa Hosale, Planner) Jurisdiction: Permit Condition**

Request of Thomas Hashbarger and Kris Kimpel, architects for the owner, Living Faith Center and applicant Michael Brown, to consider Case No. 06BAR-00000-00144 for **final approval on consent of new landscape, lighting, fencing, repaving and concrete walls in and around existing parking areas.** The following structures currently exist on the parcel: Church Worship Center, Activity Center and a single family dwelling. The proposed project will not require grading. The property consists of two parcels of approximately 2.47 acres and 1.42 acres zoned 15-R-1 and 10-R-1 shown as Assessor's Parcel Number 061-061-025 and 061-062-016, located

at **4597 Hollister Avenue** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06 and 11/17/06)

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.

Isla Vista/Goleta

1. **07BAR-00000-00160 Skinner Residence Addition Goleta**
07SCD-00000-00021 (Holly Bradbury, Planner) Jurisdiction: Goleta
Request of Carl Schnider, architect for the owner, Robert Skinner, to consider Case No. 07BAR-00000-00160 for **conceptual review of a residence addition of approximately 391 square feet**. The following structures currently exist on the parcel: a two-story residence of approximately 3,143 square feet and an attached two-car garage of approximately 400 square feet. The proposed project will not require grading. The property is a 0.19 acre parcel zoned DR-3.3 and shown as Assessor's Parcel Number 069-680-006, located at **726 Cathedral Ponte Lane** in the Goleta area, Second Supervisorial District.
2. **07BAR-00000-00155 Feingold Residence Addition and Remodel Goleta**
07CDH-00000-00019 (Sarah Clark, Planner) Jurisdiction: Goleta
Request of Sieglinde Pukke, architect for the owner, Gordon Feingold, to consider Case No. 07BAR-00000-00155 for **conceptual review of a residence addition and remodel of approximately 515 square feet**. The following structures currently exist on the parcel: a residence and garage of approximately 3,948 square feet. The proposed project will not require grading. The property is a 0.75 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-028, located at **5242 Austin Road** in the Goleta area, Second Supervisorial District.
3. **07BAR-00000-00167 Guajardo Residence Addition and New Garage Goleta**
07LUP-0000-00440 (Lisa Martin, Planner) Jurisdiction: Goleta/Coastal
Request of Don Swann, architect for the owners, Ed and Karen Guajardo, to consider Case No. 07BAR-00000-00167 for **conceptual review of a residence addition of approximately 1,002 square feet (net), demolition of the existing 501 square foot garage, and a new attached two car garage of approximately 628 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,971 square feet and an attached garage of approximately 501 square feet. The proposed project will not require grading. The property is a 0.34 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-026, located at **4615 More Mesa Drive** in the Goleta area, Second Supervisorial District.
4. **07BAR-00000-00082 Phelps Residence Remodel Goleta**
07LUP-00000-00432 (Amy Trester, Planner) Jurisdiction: Ridgeline - Rural
Request of Peter Becker, architect for the owner, Doug Phelps, to consider Case No. 07BAR-00000-00082 for **further conceptual review of structural and exterior changes, including door, window, color, and material changes, addition of dormers, conversion of the existing one-car garage to habitable/porch space**. Also proposed is the addition of a covered porch at the new entry and new trellis that will connect the dwelling and the detached garage. The project requires a height variance from SBAR due to current non-

conformance with hillside/ridgeline due to new height ordinance. The following structures currently exist on the parcel: a two-story residence of approximately 3,020 square feet with an attached one-car garage of approximately 260 square feet and detached two-car garage of approximately 216 square feet. The proposed project will not require grading. The property is a 7.21 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-009, located at **5653 West Camino Cielo** in the Goleta area, Second Supervisorial District. (Continued from 5/11/07)

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

5. **07BAR-00000-00062** **Morales New Residence and Detached Garage** **Toro Canyon**
07LUP-00000-00177 (Jim Heaton, Planner) **Jurisdiction: Toro**

Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **site visit of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07 and 5/25/07)

The Representatives of the following site visits should be in attendance at this SBAR Meeting by 11:30 A. M.

6. **06BAR-00000-00278** **Montecito Ranch Estates Properties Inc. New Residence** **Summerland**
07CDP-00000-00079 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00278 for **a site visit of a new residence of approximately 7,628 square feet with a basement of approximately 600 square feet, attached garage of approximately 902 square feet, a guesthouse of approximately 756 square feet, pool, spa and associated landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-063, located at **130 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06)

7. **06BAR-00000-00279** **Montecito Ranch Estates Properties Inc. New Residence** **Summerland**
07CDP-00000-00080 (Selena Buoni, Planner) **Jurisdiction: Summerland**

Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00279 for **a site visit of a new residence of approximately 7,494 square feet, with a basement of approximately 693 square feet, detached garage of approximately 966 square feet, guesthouse of approximately 741 square feet, a sunken tennis court, pool, spa, gazebo, and associated landscaping and hardscaping.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 12/08/06)

The Representatives of the following site visits should be in attendance at this SBAR Meeting by 12:00 P. M.

8. **07BAR-00000-00114 Layman New Residence Addition and New Garage Santa Barbara**
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for a **site visit of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop. A detached trellis of 120 square feet would also be included with the project.** The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 061-273-003, located at **4640 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07)

The Representatives of the following items should be in attendance at this SBAR Meeting by 1:30 P.M.

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. **07BAR-00000-00114 Layman New Residence Addition and New Garage Santa Barbara**
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for **further conceptual review and preliminary approval of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop. A detached trellis of 120 square feet would also be included with the project.** The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 061-273-003, located at **4640 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07)

10. **07BAR-00000-00177 Torchia Addition and New Garage Santa Barbara**
07LUP-00000-00462 (Jim Heaton, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owner, Christian Torchia, to consider Case No. 07BAR-00000-00177 for **conceptual review of a second story addition of approximately 645 square feet with stairs of approximately 94 square feet, demolition of existing garage and proposed new garage of approximately 716 square feet and covered porch of approximately 32 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 1,740 square feet and a residential second unit of approximately 796 square feet. The proposed project will not require grading. The property is a 25,002 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-202-020, located at **4455 Nueces Drive** in the Goleta area, Second Supervisorial District.

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

11. **07BAR-00000-00099** **Tyre Residence Additions** **Santa Barbara**
07LUP-00000-07414 (Sarah Clark, Planner) **Jurisdiction: Goleta**
- Request of Patrick Marr, agent for the owners, Jeff and Margie Tyre, to consider Case No. 07BAR-00000-00099 for **further conceptual review of an addition of approximately 544 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 2,242 square feet and garden shed of approximately 340 square feet. The proposed project will require approximately no cut and approximately 33 cubic yards of fill. The property is a 0.51 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-019, located at **4531 Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/25/07)
12. **07BAR-00000-00118** **Shapiro Guesthouse and Pool** **Santa Barbara**
07LUP-00000-00304 (Lisa Martin, Planner) **Jurisdiction: Ridgeline- Rural**
- Request of Joe L. Ewing, architect for the owners, Stephen and Michele Shapiro, to consider Case No. 07BAR-00000-00118 for **further conceptual review of a new guest house of approximately 798 square feet with approximately 470 square feet of attached trellis, grading of approximately 83 cubic yards, a new pool, spa and outdoor shower.** The following structure currently exists on the parcel: a residence of approximately 2,998 square feet. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-300-004, located at **2000 San Marcos** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07)
13. **07BAR-00000-00117** **Starr New Residence** **Mission Canyon**
07LUP-00000-00302 (Sarah Clark, Planner) **Jurisdiction: Mission**
- Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **conceptual review of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.00 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District.
14. **07BAR-00000-00174** **Koke New Residence, Detached Garage, Guesthouse & Accessory Structures** **Hope Ranch**
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**
- Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 07BAR-00000-00174 for **conceptual review of a new residence of approximately 9,201 square feet, detached garage/workshop of approximately 1,388 square feet, guesthouse of approximately 800 square feet and accessory structure (exercise room) of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,355 square feet, detached garage of approximately 816 square feet, detached carport of approximately 880 square feet and guesthouse of approximately 670 square feet (all to be demolished). The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is a 4.8 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.

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

15. **07BAR-00000-00178 Ford New Guesthouse and Pool Hope Ranch**
(No Assigned Planner) **Jurisdiction: Ridgeline-Urban**
- Request of On Design, architect for the owner, Eric Ford, to consider Case No. 07BAR-00000-00178 for **conceptual review of a new guesthouse of approximately 800 square feet with an attached covered patio of approximately 704 square feet and new pool of approximately 528 square feet.** The following structures currently exist on the parcel: residence of approximately 4,406 square feet and a detached two-car garage of approximately 586 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.84 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-030-052, located at **3904 Via Laguna** in the Hope Ranch area, Second Supervisorial District.
- Toro Canyon/Summerland/Carpinteria Areas**
16. **06BAR-00000-00302 Rothbard New Residence Carpinteria**
07CDP-00000-00039 (Errin Briggs, Planner) **Jurisdiction: Toro**
- Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **final approval of the demolition of an existing 3,500 square foot residence and the construction of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guesthouse of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,500 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 333 cubic yards of cut and 177 cubic yards of fill. The property is a 22.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 2/23/07, 5/25/07 and 6/08/07)
17. **07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon**
07LUP-00000-00177 (Jim Heaton, Planner) **Jurisdiction: Toro**
- Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **further conceptual review and preliminary approval of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned MT-TORO-40 and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07 and 5/25/07)
18. **06BAR-00000-00278 Montecito Ranch Estates Properties Inc. New Residence Summerland**
07CDP-00000-00079 (Selena Buoni, Planner) **Jurisdiction: Summerland**
- Request of John Kilbane, agent for the owner, Montecito Ranch Estates Properties Inc., to consider Case No. 06BAR-00000-00278 for **further conceptual review of a new residence of approximately 7,628 square feet with a basement of approximately 600 square feet, attached garage of approximately 902 square feet, a guest house of approximately 756 square feet, pool, spa and associated landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 5.0 acre parcel

