



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND BROWN BAG LUNCH WITH LOCAL ARCHITECTURAL REVIEW COMMITTEES

**Meeting Date: August 11, 2006
9:00 A.M.**

Informal Brown Bag Lunch will take place in Alameda Park located at 1400 Santa Barbara Street. Scheduled to begin at 12:00 p.m. and conclude at 1:00 p.m.

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		
Martha Gray		
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. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of July 14, and July 21, 2006 will be considered.

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

- C-1. 06BAR-00000-00087**
Naretto/Sowden Residence Addition and New Garage **Santa Barbara**
06LUP-00000-00351 (Selena Buoni, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Craig Burdiok, architect for the owners, Marian Naretto and John Sowden, to consider Case No. 06BAR-00000-00087 for **final approval on consent of a residence addition of approximately 675 square feet and demolition of garage of approximately 475 square feet and rebuild of garage of approximately 495 square feet and a new deck of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,380 square feet and attached garage of approximately 475 square feet. The proposed project will not require grading. The property is a 11,475 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-142-007, located at **2898 Exeter Place** in the Santa Barbara area, First Supervisorial District. (Continued from 5/19/06)
- C-2. 04BAR-00000-00296** **Stephen New Residence** **Goleta**
04LUP-00000-01194 (June Pujio, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **final approval on consent of a new residence of approximately 4,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at **1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04, 3/11/05, 6/10/05 & 5/19/06 & 6/23/06 & 7/21/06)
- C-3. 05BAR-00000-00269** **Dosch Residence Addition** **Mission Canyon**
05LUP-00000-01179 (Amy Trester, Planner) **Jurisdiction: Mission**
Request of Peter Becker, architect for the owners, Steven and Renee Dosch, to consider Case No. 05BAR-00000-00269 for **revised final approval on consent to raise roof height of family and kitchen addition 3 feet from previously proposed addition height of 12.5 feet to 15.5 feet.** The following structures currently exist on the parcel: a residence of approximately 1,633 square feet and garage of approximately 642 square feet. The proposed project will require approximately 40 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 10,018.8 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-141-011, located at **959 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 12/02/05 & 12/16/05)
- C-4. 03BAR-00001-00138** **Wegner New Residence** **Summerland**
03CDP-00000-00092 (Michelle Wilson, Planner) **Ridgeline: Urban**
Request of Paul Porier, new agent for the owner, Elena Wegner, to consider Case No. 03BAR-00000-00138 for **revised final approval on consent for a balcony railing change for a previously approved new residence of approximately 1,140 square feet.** The following structures currently exist on the parcel: a residence of approximately 460 square feet and carport of approximately 150 square feet. The proposed project will require approximately 207 cubic yards of cut and approximately 1.17 cubic yards of fill. The property is a 3,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-025, located at **2490 Golden Gate** in the Summerland area, First Supervisorial District. (Continued from 6/6/03, 9/5/03, 10/17/03 & 8/13/04 & 9/10/04 & 11/05/04)

C-5. 06BAR-00000-00117 Amjadi New Garage and Accessory Structure Goleta
06LUP-00000-00439 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban

Request of Don Swann, architect for the owners, Mr. and Mrs. Steve Amjadi, to consider Case No. 06BAR-00000-00117 for **final approval on consent of a new garage of approximately 315 square feet and accessory structure of approximately 584 square feet. (Project includes a Residential Second Unit not for SBAR Review.)** The following structures currently exist on the parcel: a residence of approximately 2,398 square feet and attached garage of approximately 624 square feet. The proposed project will require approximately 103 cubic yards of cut and no fill. The property is a 36,302 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-332-006, located at **740 Alto Drive** in the Goleta area, Second Supervisorial District. (Continued from 6/23/06)

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.

Isla Vista/Goleta

- 1. 06BAR-00000-00144 Living Faith Center Parking Area Landscaping Goleta**
06SCD-00000-00010 (Lisa Hosale, Planner) Jurisdiction: Permit Condition and Article III
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 **conceptual review 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.
- 2. 06BAR-00000-00172 Hollstien New Residence, Garage and Barn Goleta**
(No Assigned Planner) Jurisdiction:
Request of John Maienza, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 06BAR-00000-00172 for **conceptual review of new residence of approximately 4,870 square feet, garage of approximately 855 square feet, barn of approximately 5,725 square feet and grading plan.** No structures currently exist on the parcel. The proposed project grading to be determined. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-001, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District.
- 3. 06BAR-00000-00180 Enea New Residence Isla Vista**
06CDH-00000-00024 (Dan Gullett, Planner) Jurisdiction: Coastal
Request of Robert A. Wolf, architect for the owner, Robert S. Enea, to consider Case No. 06BAR-00000-00180 for **conceptual review of a new residence of approximately 2,718 square feet and attached garage of approximately 340 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 224 cubic yards of cut and fill. The property is a .29 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-037, located at **6631 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.

4. **06BAR-00000-00181** **Enea New Residence** **Isla Vista**
06CDH-00000-00025 (Dan Gullett, Planner) **Jurisdiction: Coastal**
Request of Robert A. Wolf, architect for the owner, Robert S. Enea, to consider Case No. 06BAR-00000-00181 for **conceptual review of a new residence of approximately 2,718 square feet and attached garage of approximately 340 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 224 cubic yards of cut and fill. The property is a .29 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-202-037, located at **6631 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 10:30 A. M.

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **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 **further conceptual review of new residence of approximately 3,990 square with a basement of approximately 767 square 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, 5/19/06 and site visit of 7/14/06)
6. **04BAR-00000-00273** **Buynak Garage Modification** **Santa Barbara**
04MOD-00000-00013 (Lisa Hosale, Planner) **Ridgeline: Urban**
Request of James Bell, architect for the owners, Tim and Glorianna Buynak, to consider Case No. 04BAR-00000-00273 for **preliminary approval of a carport/accessory storage structure of approximately 695 square feet and a storage /workshop accessory structure of approximately 695 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,050 square feet. The proposed project will require approximately 102 cubic yards of cut and approximately 160 cubic yards of fill. The property is a .82 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 055-172-032, located at **3195 Laurel Canyon Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/19/04)
7. **05BAR-00000-00319** **Kenny/McMillan New Residence/Garage/Guest House** **Hope Ranch**
05CDP-00000-00154 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline- Urban**
Request of Mark Sheilds, architect for the owners, Tom Kenny and Susan McMillan, to consider Case No. 05BAR-00000-00319 for **preliminary/final approval of new residence of approximately 4,900 square feet, garage of approximately 849 square feet and guesthouse of approximately 798 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 897 cubic yards of cut and fill. The property is a 3.58 acre parcel zoned 3.5-E-1 and shown as Assessor's Parcel Number 063-171-019, located at **1500 Roble Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06, 3/31/06 & 5/19/06)

**Brown Bag Lunch Meeting at Alameda Park
12:00 P. M. to 1:00 P.M.**

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

8. **06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence Hope Ranch**
06LUP-00000-000401 (Selena Buoni, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Bruce Shindelus, architect for the owners, Nicole Greene and Denny Sterndahl, to consider Case No. 06BAR-00000-00086 for **further conceptual review of a new residence with attached garage of approximately 6,430 square feet and gym of approximately 356 square feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,004 square feet to be demolished. The proposed project will require approximately 630 cubic yards of cut and approximately 1,670 cubic yards of fill. The property is a 3.12 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-009, located at **4636 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/19/06)
9. **06BAR-00000-00152 Comstock Second Story Residence Addition Hope Ranch**
06CDP-00000-00073 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of David Delorie, agent for the owner, Steve Comstock, to consider Case No. 06BAR-00000-00152 for **conceptual review/preliminary approval of second story residence addition of approximately 630 square feet and trellis of approximately 126 square feet, garden walls and entry gate.** The following structures currently exist on the parcel: a residence of approximately 2,741 square feet and garage of approximately 555 square feet. The proposed project will not require grading. The property is a 1.7 acre parcel zoned R-1 and shown as Assessor's Parcel Number 063-191-007, located at **1424 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District.
10. **06BAR-00000-00080 Sysel Residence Addition Toro Canyon**
06CDH-00000-00028(Selena Buoni, Planner) **Jurisdiction: Ridgeline - Rural**
Request of R.E. Johnson, architect for the owners, Mr. and Mrs. D. Sysel, to consider Case No. 06BAR-00000-00080 for **further conceptual review of a residence addition of approximately 300 square feet, a second story deck of approximately 700 square feet and a partial garage conversion to habitable space of approximately 280 square feet..** The following structures currently exist on the parcel: a two story residence of approximately 2,175 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 2.5 acre/square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-040-036, located at **2803 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/12/06)

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

Toro Canyon/Summerland/Carpinteria Areas

11. **06BAR-00000-00052 Gardner Demolition/New Residence Toro Canyon**
06LUP-00000-00428 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 for **preliminary approval of a new residence of approximately 3,547 square feet and garage with recreation room of approximately 1,088 square feet.** The following structures currently exist on the parcel: a residence and two car carport of approximately 1,466 square feet to be demolished. The proposed project will require approximately 130 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06)
12. **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 **conceptual review of a new residence of approximately 7,793 square feet and garage of approximately 1,076 square feet.** 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 SR 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.

- 13. 05BAR-00000-00140 Cohen New Residence Toro Canyon**
05LUP-00000-00581 (Errin Briggs, Planner) Ridgeline: Rural
Request of Robin Donaldson, architect for the owners, John and Marcia Cohen, to consider Case No. 05BAR-00000-00140 for **preliminary approval of a new residence of approximately 5,641 square feet and attached garage of approximately 980 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 5,000 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-230-003, located at **814 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/08/05)

SOUTH BOARD OF ARCHITECTURAL REVIEW

August 11, 2006

Brown Bag Lunch

for

Local Architectural Review Committees Members to meet with SBAR Members.

12:00 P.M. to 1:00 P.M.

Bring a lunch and meet in Alameda Park located at 1400 Santa Barbara Street.

Kathryn Dole - Chair
Robin Donaldson - Vice Chair
Pamela Ferguson-Ettinger
Valerie Froscher
Chris Roberts
Jeremy Roberts
Martha Gray
Anita Hodosy - BAR Secretary
Allen Bell - Planner III

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101 (805) 568-2000

The Santa Barbara County Board of Architectural Review (SBAR) would like to invite all interested parties and representatives from the various Boards of Review and Homeowner's Associations to attend an informal brown bag lunch on August 11, 2006. The members of the SBAR have high hopes that through better communication of review philosophies between the various boards, a higher degree of successful review can be achieved.

The Santa Barbara County Board of Architectural Review Brown Bag Lunch will begin at 12:00 P.M. and will conclude at 1:00 P.M in Alameda Park located at 1400 Santa Barbara Street.

The public is invited to attend; **however, they will be responsible for their own transportation.** For further information, please contact the SBAR Secretary, Anita Hodosy at (805) 884-6833 or the Planner III, Allen Bell at (805) 568-2033.

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.