



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT**

**Meeting Date: August 24, 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

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Valerie Froscher	Jeremy Roberts	- <b>Chair</b>
Pamela Ferguson-Ettinger	Chris Roberts	- <b>Vice Chair</b>
Martha Gray	David Villalobos	- <b>SBAR Secretary</b>
Laurie Romano	Michelle Gibbs	- <b>Planner III</b>

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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.
  - 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 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 August 10, 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-00000-00302 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 on consent 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, 6/08/07, and 8/10/07)

**C-2. 07BAR-00000-00138 Furukawa New Two Story Residence Hope Ranch**  
07CDP-00000-00042 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ray Ketzell, 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, 7/20/07, and 8/10/07)

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.**

**Santa Barbara**

**1. 07BAR-00000-00190 Ward As-Built Structures Santa Barbara**  
07LUP-00000-00493 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Daniel K. Ward, owner, to consider Case No. 07BAR-00000-00190 for **conceptual review of several as-built structures: gym, equipment building; barn/office and mulch shed.** The following structures currently exist on the parcel: a residence of approximately 4,980 square feet, two garages of approximately 2,000 square feet, guesthouse of approximately 980 square feet, and the following unpermitted structures: gym of approximately 118 square

feet, equipment shed of approximately 116 square feet, barn/office of approximately 1,380 square feet, and mulch shed of approximately 288 square feet. The proposed project will not require any additional grading. The property is a 2.39 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 055-020-010, located at **3746 Foothill Road** in the Santa Barbara area, Second Supervisorial District.

2. **07BAR-00000-00188**                      **Shafer Residence Addition**                      **Santa Barbara**  
07LUP-00000-00508 (Lisa Martin, Planner)                      **Jurisdiction: Ridgeline - Urban**

Request of Paul R. Zink, architect for the owners, Jon and Kari Shafer, to consider Case No. 07BAR-00000-00188 for **conceptual review of one-story residence additions totaling approximately 400 square feet along with interior and exterior remodeling.** The following structures currently exist on the parcel: a residence of approximately 1,510 square feet with a detached garage of approximately 720 square feet. The proposed project will not require grading. However, two non-native trees will be removed and replaced with two new 24" boxed landscape shade trees. The property is a 0.20 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-041-021, located at **925 N. Hope Avenue** in the Santa Barbara area, Second Supervisorial District.

3. **06BAR-00000-00208**                      **Zucker New Residence**                      **Santa Barbara**  
07LUP-00000-00178 (Jim Heaton, Planner)                      **Jurisdiction: 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 total acres 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, 6/08/07, and 7/6/07)

### Goleta/Isla Vista

4. **07BAR-00000-00110**                      **Golizadeh Residence Addition and Remodel**                      **Goleta**  
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 **preliminary/final approval of a first floor addition of approximately 366 square feet, porch of approximately 209 square feet and second floor addition of approximately 587 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 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-062-013, located at **84 Lassen Drive** in the Goleta area, Second Supervisorial District. (Continued from 6/8/07 and 7/20/07)

**The Representatives of the following site visit should be in attendance  
by 11:00 A. M.**

5. **05BAR-00000-00292**                      **Benon New Residence**                      **Toro Canyon**  
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 **a site visit of a new residence of approximately 6,172 square feet, a garage of approximately 840 square feet, a guesthouse 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 and 7/06/07)

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

6. **07BAR-00000-00194 Doann Residence Addition/Remodel Goleta**  
(no planner assigned) **Jurisdiction: Ridgeline - Urban**
- Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **conceptual review of an addition of approximately 293 square feet to the existing residence, enclosure/conversion of approximately 163 square feet of the existing deck to habitable space, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** in the Goleta area, Second Supervisorial District.

**Mission Canyon/Hope Ranch Areas**

7. **07BAR-00000-00143 Residence Addition and Carport Mission Canyon**  
Gourley/Haslund  
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 **final approval of a residence addition of approximately 492 square feet and carport of approximately 198 square feet and an 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 0.39 acre 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, First Supervisorial District. (Continued from 6/22/07 and 7/20/07)
8. **07BAR-00000-00185 Jordan/Johnson Residence Addition Mission Canyon**  
(no planner assigned) **Jurisdiction: Mission Canyon**
- Request of Gretchen Zee, architect for the owners, MaryAnn Jordan and David Johnson, to consider Case No. 07BAR-00000-00185 for **conceptual review of residence addition of approximately 228 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,273 square feet. The proposed project will not require grading. The property is a 6.29 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 021-010-046, located at **2040 Las Canoas Road** in the area, First Supervisorial District.
9. **07BAR-00000-00197 Warburton Single Family Dwelling Mission Canyon**  
07LUP-00000-00510 (Sarah Clark, Planner) **Jurisdiction: Mission Canyon**
- Request of Brian Nelson, architect for the owner, Jeffrey S. Warburton, to consider Case No. 07BAR-00000-00197 for **conceptual review of single family dwelling of approximately 2,401**

**square feet with an attached garage of approximately 789 square feet.** The lot is currently vacant. The proposed project will require approximately 550 cubic yards of cut and no fill. The property is a 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-161-019, located at **2982 Glen Albyn** in the Mission Canyon area, First Supervisorial District.

**10. 07BAR-00000-00196 Tobasgo Trust Observatories Mission Canyon**  
**07LUP-00000-00523 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Rural**

Request of Patrick Berg, architect for the owners, Tabasgo Trust, to consider Case No. 07BAR-00000-00196 for **conceptual review of three telescope observatory structures of approximately 549 net square feet with observation pad of approximately 1,257 square feet.** The following structures currently exist on the parcel: residence of approximately 2,390 square feet, pool cabana of approximately 100 square feet, two gazebos, storage sheds, and water tanks. The proposed project will require approximately 72 cubic yards of cut and approximately 77 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District.

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

**11. 04BAR-00000-00140 Tobasgo Trust New SFD and Detached Garage Mission Canyon**  
**06LUP-00000-00841 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Rural**

Request of Mary Andrulaitis, architect for the owners, Tabasgo Trust, to consider Case No. 04BAR-00000-00140 for **further conceptual review of a new, approximately 8,508 square foot (net) single-family residence with attached 729 square foot garage, a new 1078 square foot (net) detached residential second unit, new pool, a new water storage container, new attached artist studio, new attached gym and on-site drainage improvements and demolition of an existing 2,315 square foot single-family residence, three storage buildings and a gazebo.** The following structures currently exist on the parcel: a residence of approximately 2,315 square feet and pool cabana of approximately 100 square feet. The proposed project will require approximately 5,000 cubic yards of cut and approximately 1,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 7/16/04)

**12. 06BAR-00000-00015 Marsupial Properties Residence Additions Hope Ranch**  
**06CDH-00000-00002 (Michelle Gibbs, Planner) Jurisdiction: Ridgeline - Urban**

Request of Ken Mineau of Appelton & Associates, architect for the owner, Marsupial Properties, to consider Case No. 06BAR-00000-00015 for **preliminary/final approval of an addition of approximately 5,800 square feet to the first floor of existing residence, a new 2,311 square foot basement addition to the existing residence, an addition of approximately 659 square feet to existing service wing, a new pool house and accessory uses of approximately 3,153 square feet, new garage/gym of approximately 2,298 square feet, new pool of approximately 1,875 square feet and associated demolition.** The following structures currently exist on the parcel: a residence of approximately 12,729 square feet, service wing of approximately 3,561 square feet, pool house of approximately 1,054 square feet, garage of approximately 3,069 square feet and pool of approximately 4,000 square feet. The proposed project will require approximately 5,554 cubic yards of cut and approximately 3,332 cubic yards of fill. The property is a 17.88 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-160-034, located at **1553 Robles Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)

13. **06BAR-00000-00315** **Mormann Single Family Dwelling Additions & Setback Modification** **Hope Ranch**  
06LUP-00000-01136 (J. Ritterbeck, Planner) Jurisdiction: 35-82.130.D(2) – Urban  
06MOD-00000-00315

Request of Greg Schmandt, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **conceptual review and preliminary approval of a residential additions: 27 square foot kitchen addition, a new 379 square foot 1-car attached garage, 495 square feet of new covered porches, and a 397 square foot addition to the master bed/bath that will also require a modification to the required 125 foot front setback.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.49 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at **977 Via Rosita** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/02/07)

### **Toro Canyon/Summerland/Carpinteria Areas**

14. **05BAR-00000-00292** **Benon New Residence** **Toro Canyon**  
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 **further conceptual review and preliminary approval of a new residence of approximately 6,172 square feet, a garage of approximately 840 square feet, a guesthouse 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 and 7/06/07)

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

15. **07BAR-00000-00204** **Frenkel Single Family Dwelling and Guesthouse** **Toro Canyon**  
(J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural

Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **conceptual review of a new two-story residence of approximately 4,158 square feet with an attached 2-car garage of approximately 614 square feet and guesthouse of approximately 800 square feet.** The lot is currently vacant. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,350 cubic yards of fill. The property is a 3.8 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

