



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: September 7, 2007
9:00 A.M.**

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 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 August 10, 2007 and August 24, 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. 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 **preliminary/final approval on consent 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 with 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. (Continued from 8/10/07)
- C-2. 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 **preliminary/final approval on consent 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 with 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. (Continued from 8/10/07)
- C-3. 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, 8/10/07, and 8/24/07)
- C-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 **final approval on consent 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, 7/20/07, and 8/24/07)

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. STANDARD AGENDA:

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

1. **06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon**
06NEW-00000-00138 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 **for further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet.** The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is a 78 acre parcel zoned AG-I-10 and 1-E-1 and shown as Assessor's Parcel Number 023-051-004, located at **1212 Mission Canyon Road** in the Mission Canyon area, Second Supervisorial District. (Continued from 2/23/07)

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

Isla Vista/Goleta

2. **04BAR-00000-00147 St. Athanasius Oorthodox 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, and 7/20/07)

3. **07BAR-00000-00200 Skidmore Single Family Dwelling Goleta**
07ZCI-00000-00043 (Sarah Clark, Planner) Jurisdiction: Goleta

Request of Bob Easton, architect for the owners, Dottie and Jack Skidmore, to consider Case No. 07BAR-00000-00200 **for conceptual review of a new residence of approximately 4,544 square feet with an attached garage of approximately 451 square feet.** The lot is currently vacant. The proposed project will require approximately 267 cubic yards of cut and

approximately 427 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-026, located at **1230 San Antonio Creek Road** in the Goleta area, Second Supervisorial District.

4. **07BAR-00000-00205 Gin Single Family Dwelling Addition** **Goleta**
07LUP-00000-00545 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Mark Mansfeld, architect for the owners, Irene and Ron Gin, to consider Case No. 07BAR-00000-00205 for **conceptual review of a second floor addition of approximately 485 square feet to the existing residence and legalization of an unpermitted garage conversion to habitable space.** The following structure currently exists on the parcel: residence of approximately 1,450 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-009, located at **684 Andy Lane** 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.

5. **07BAR-00000-00203 St. George Duplex** **Isla Vista**
07CDH-00000-00023 (Jim Heaton, Planner) Jurisdiction: Ocean

Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **conceptual review of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **03BAR-00000-00316 Franklin Patio Covers** **Mission Canyon**
Roof Change/Color Change
07LUP-00000-00582 (Amy Trester, Planner) Ridgeline: Urban

Request of Joseph H. Moticha, architect for the owner, Jack Franklin, to consider Case No. 03BAR-00000-00316 for **revised final approval of new patio covers of 200 square feet, changing a portion of the roof from a gable to shed roof, an exterior color change, deleting two windows and adding one new window and changing the shape of a permitted bay window.** The following structures currently exist on the parcel: a residence of approximately 4,239 square feet, a garage and bath of approximately 678 square feet and decks of 848 square feet. The proposed project will not require grading. The property is a 0.23 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-141-016, located at 2895 Kenmore Place in the Mission Canyon area, Second Supervisorial District. (Continued from 12/05/03, 2/27/04, 3/26/04, 4/30/04, 6/4/04, 7/16/04, and 8/27/04)

7. **07BAR-00000-00213 Robinette-Feen Single** **Mission Canyon**
Family Dwelling Additions
(no planner assigned) Jurisdiction: Mission

Request of Ken Dickson, agent for the owners, Christina Robinette and Dina Feen, to consider Case No. 07BAR-00000-00213 for **conceptual review of a living room addition of approximately 35 square feet and master bedroom + bath addition of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately

835 square feet with an attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-016, located at **804 Windsor Way** in the Mission Canyon area, First Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

8. **07BAR-00000-00146** **Jaffe New Residence and Garage** **Summerland**
07CDP-00000-00089 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline – Rural
07MOD-00000-00007

Request of Brad Williams and Marmol Radzineer, architect and agent for the owner, Michael Jaffe, to consider Case No. 07BAR-00000-00146 for **further conceptual review of a new 3,713 square foot single-family dwelling with a 914 square foot basement and a 494 square foot attached 2-car garage, 2,302 square foot of decks, a 472 square foot pool and 102 square foot spa. Also, the new SFD will have an average plate height of 9'-6" throughout the entire house, and within the Summerland Community Plan area a penalty for plate heights over 9'-0" increase the overall Floor Area (FAR) of the home to 7,195 square feet (2,517 square feet over the maximum FAR allowed).** No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.0 acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 6/22/07)

9. **06BAR-00000-00176** **Nguyen New Residence** **Summerland**
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland

Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review of a new residence of approximately 2,200 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, and 5/11/07)

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

10. **07BAR-00000-00212** **Hall New Single Family Dwelling,** **Toro Canyon**
07CDP-00000-00093 (Sarah Clark, Planner) Jurisdiction: Toro

Request of Lu Ann Hall, owner, to consider Case No. 07BAR-00000-00212 for **conceptual review of new modular home of approximately 2,679 square feet, demolition of portion of the existing residence and conversion of the remainder to a guesthouse of approximately 800 square feet with attached storage of approximately 650 square feet.** The following structures currently exist on the parcel: residence of approximately 2,270 square feet with an attached garage of approximately 360 square feet. The proposed project will require approximately 34 cubic yards of cut and approximately 34 cubic yards of fill. The property is a 2.85 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 155-140-077, located at **450 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

- 11. 05BAR-00000-00185 Sutherland Residence Addition and Remodel Toro Canyon**
05CDP-00000-00074 (Previously 04CDP-00000-00140) (Holly Bradbury, Planner) Ridgeline: Rural
- Request of Susan Sherwin, agent for the owner, Toni Sutherland, to consider Case No. 05BAR-00000-00185 (previously 04BAR-00000-00311) for **preliminary/final approval of a guesthouse of approximately 795 square feet, understory storage room (under guesthouse) of approximately 247 square feet and new deck area of approximately 1,096 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/14/05, 2/25/05, 4/8/05, 4/15/05, 10/14/05, and 2/23/07)