



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: September 15, 2006**

**9:00 A.M.**

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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	

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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.
  - 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 August 25, 2006 and August 31, 2006 will be considered.

**IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)**

**C-1. 05BAR-00000-00254 RMP Family Trust Accessory Structure Carpinteria  
05CDH-00000-00042 (Errin Briggs, Planner) Jurisdiction: Ocean Lot**

Request of Tom Ochsner, architect for the owner, RMP Family Trust, to consider Case No. 05BAR-00000-00254 for **preliminary/final approval on consent of a new detached cabana of approximately 576 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,634 square feet, guesthouse of approximately 448 square feet and two car garage with storage of approximately 652 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 20,094 square foot parcel zoned 7-R-1, RES100, CZ and shown as Assessor's Parcel Number 004-031-012, located at **4599 Del Mar Avenue** in the Carpinteria area, First Supervisorial District.  
(Continued from 11/18/05 & 2/24/06)

**C-2. 06BAR-00000-00134 Watkins/Geisler Residence Addition/New Garage Hope Ranch  
06LUP-00000-00505 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban**

Request of DD Watkins and Lee Giesler, owners, to consider Case No. 06BAR-00000-00134 for **final approval on consent of a residence addition of approximately 865 square feet, demolition of an existing garage of approximately 490 square feet, rebuild of a new garage of approximately 783 square feet with a second story workshop and bathroom of approximately 783 square feet, new driveway and landscaping.** The following structures currently exist on the parcel: a residence of approximately 1,807 square feet and garage of approximately 490 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a .93 acre zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-009, located at **425 Via Hierba** in the Hope Ranch area, Second Supervisorial District.  
(Continued from 7/14/06 & 7/21/06)

**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-00000-00210 Preserve at San Marcos Santa Barbara  
TM 14,585/01TRM-00000-00005 (Mark Walter, Planner) Jurisdiction:**

Request of Tom Ochsner, architect for the owner, Santa Barbara Foothill, LLC, to consider Case No. 06BAR-00000-00210 for **conceptual review of Architectural and Landscape Design Guidelines, per TM 14,585 Condition of Approval #106 and Landscape Plan for Tract Improvements (Project approved by Board of Supervisors, November 21, 2005) for future construction of 20 residential units approved by Preserve at San Marcos Development Plan 01DVP-00000-00071.** No structures currently exist on the parcel. The proposed project will require approximately 44,970 cubic yards of cut and approximately 34,895 cubic yards of fill. The property is a 377.49 acre parcel zoned PRD-75 and shown as Assessor's Parcel Numbers 055-010-006, -007 and 059-020-002, -011, -014, -016, -023, -024, -026, -028, located in the Santa Barbara Foothills in the Santa Barbara area, Second Supervisorial District. (Continued from 8/31/06 Special Mtg.)

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

2. **04BAR-00000-00001** **Hourigan Subdivision** **Goleta**  
02TRM-00000-00005 (Michelle Gibbs, Planner) **Ridgeline: N/A**
- Request of Laura Bridley, agent for the owner, Terri Hourigan, to consider Case No. 04BAR-00000-00001 for **revised conceptual review of a residential subdivision and development of six new single-family residences. The new residences on Lots 1 and 2 would be two-story at 3,424 square feet (SF) and 3,446 SF, respectively. The new residences on Lots 3 through 6 would be approximately 5,962 SF, 6,062 SF, 6,064 SF, and 4,890 SF, respectively; each of these residences would have basement levels with square footages matching the first floors at 2,981 square feet, 3,031 square feet, 3,032 square feet, and 2,445 square feet, respectively. The proposed project includes one open space lot, Lot 8.** The following structures currently exist on the parcel: Lot 8 an existing residence and garage of approximately 4,600square feet with three accessory buildings, Lot 7 a residence and garage of approximately 3,132 square feet and Lot 6 a modular home and garage to be removed. The proposed project will require approximately 6,847 cubic yards of cut, 4,946 cubic yards of fill, and export of 3,552 cubic yards of soil. The property is a 5.8 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 069-060-040, located at **1118 N. Patterson Avenue** in the Goleta area, Second Supervisorial District. (Continued from 1/16/04, 10/03/03, 3/12/04 & 7/15/05)

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

3. **06BAR-00000-00091** **Beerman New Residence and Garage** **Goleta**  
06ZCI -00000-00007 (Errin Briggs, Planner) **Jurisdiction: Design Overlay**
- Request of Murray Duncan, architect for the owners, David and Karen Beerman, to consider Case No. 06BAR-00000-00091 for **final approval of a new residence and attached garage of approximately 4,705 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 830 cubic yards of cut and approximately 950 cubic yards of fill. The property is a 26,743 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Goleta area, Second Supervisorial District. (Continued from 5/19/06 & 7/14/06)

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

4. **06BAR-00000-00188** **Beifuss New Residence** **Hope Ranch**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**
- Request of Richard Hernaez, architect for the owners, William E. and Alice Beifuss, to consider Case No. 06BAR-00000-00188 for **conceptual review of a new residence of approximately 8,777 square feet, garage of approximately 836 square feet and cabana of approximately 700 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,013 cubic yards of cut and approximately 2,289 cubic yards of fill. The property is a 4.03 acre parcel zoned RES and shown as Assessor's Parcel Number 063-172-004, located at **4315 Llano** in the Hope Ranch area, Second Supervisorial District.

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

5. **06BAR-00000-00176** **Nguyen New Residence** **Summerland**  
**06CDP-00000-00078** (Holly Bradbury, Planner) **Jurisdiction: Summerland**  
Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **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.
6. **06BAR-00000-00190** **Williams Residence Addition** **Summerland**  
(No Assigned, Planner) **Jurisdiction: Summerland**  
Request of Carlos Williams, owner, to consider Case No. 06BAR-00000-00190 for **conceptual review of new rear patio of approximately 180 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,267 square feet and garage of approximately 492 square feet and patio of approximately 447 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-141-005, located at **2340 Whitney Avenue** in the Summerland area, First Supervisorial District.

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

7. **06BAR-00000-00187** **Hoffman Residence Addition** **Carpinteria/Toro Canyon**  
**06CDH-00000-00033** (Selena Buoni, Planner) **Jurisdiction: Toro/Coastal**  
Request of Valerie Froscher, architect for the owner, Valerie Hoffman, to consider Case No. 06BAR-00000-00187 for **conceptual review of a single story residence addition of approximately 131 square feet, conversion of an existing carport into a 329 square foot workshop and construction of a new attached garage of approximately 443 square feet**. The following structures currently exist on the parcel: a single story residence of approximately 2,045 square feet and a carport of approximately 347 square feet. The proposed project will not require grading. The property is a 0.16 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-068, located at **3288 Beach Club Road** in the Carpinteria area, First Supervisorial District.
8. **05BAR-00000-00281** **Adizes New Residence** **Carpinteria**  
**06CDP-00000-00065**(Selena Buoni, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **further conceptual review of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and pool house of approximately 847 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/05, 4/21/06 & 7/21/06)

**9. 06BAR-00000-00231 Vedder Farm Employee Dwelling Carpinteria**  
**06CUP-00000-00042 (Tina Ryder, 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 **conceptual review 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.

**10. 06BAR-00000-00140**  
**Cate School Facility Reorganization and Faculty Housing Carpinteria**  
**06RVP-00000-00013 (Natasha Heifetz Campbell, Planner)**

**Jurisdiction: Conditional Use Permit**

Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **conceptual review of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** The reorganization would include the removal of 18,000 square feet of existing structural development and the addition of 16,808 square feet of new/replacement structural development. These changes include construction of five new faculty residences, a new administration building, re-location of an historic barn structure, modification of recreational amenities (swimming pool, tennis court, play fields), and installation of an **up-graded waste-water treatment system.** 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 15,000 cubic yards of cut and fill. 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.