



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

**Meeting Date: September 21, 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	Anita Hodosy	- 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 September 7, 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-00000-00185 Jordan/Johnson Residence Addition Mission Canyon
07LUP-00000-00619 (Lisa Martin, Planner) Jurisdiction: Mission Canyon

Request of Gretchen Zee, architect for the owners, MaryAnn Jordan and David Johnson, to consider Case No. 07BAR-00000-00185 for **preliminary/final approval on consent of a 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. (Continued from 8/24/07)

C-2. 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 **final approval on consent 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, 7/15/05, 10/14/05, 1/5/07, 2/23/07, and 9/07/07)

C-3. 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, 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.

Isla Vista/Goleta

- 1. 07BAR-00000-00050 Gerrity Residence Additions Isla Vista**
07AMD-00000-00004 (J. Ritterbeck, Planner) **Jurisdiction: Design Overlay**

Request of David Gerrity, owner, to consider Case No. 07BAR-00000-00050 for **preliminary/final approval of residential additions consisting of two bedrooms, two bathrooms and two laundry rooms of approximately 775 (gross) total square feet.** The following structures currently exist on the parcel: two residences of approximately 2,526 square feet each. The proposed project will not require grading. The property is a 0.48 acre parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-064-001, located at **6559 Segovia** in the Isla Vista area, Third Supervisorial District. (Continued from 3/30/07, 4/13/07 and 5/25/07)
- 2. 07BAR-00000-00229 McClure Single Family Dwelling Addition/Remodel Goleta**
07LUP-00000-00612 (Lisa Martin, Planner) **Jurisdiction: Goleta**

Request of Craig Shallenberger, agent for the owners, John and Deborah McClure, to consider Case No. 07BAR-00000-00229 for **conceptual review of a residence addition of approximately 300 square feet and change to the street facing facade.** The following structures currently exist on the parcel: residence of approximately 1,527 (net) square feet with an attached garage of approximately 524 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-420-011, located at **5169 Walnut Park Drive** in the Goleta area, Second Supervisorial District.
- 3. 07BAR-00000-00226 Pitcher Single Family Dwelling Addition Goleta**
07LUP-00000-00578 (Lisa Martin, Planner) **Jurisdiction: Goleta**

Request of Gary A. Jensen, architect for the owners, Hank and Susan Pitcher, to consider Case No. 07BAR-00000-00226 for **conceptual review of a first floor addition of approximately 538 square feet and interior remodel, and new second story workshop of approximately 469 square feet with covered terrace/deck of approximately 137 square feet and an exterior stairway.** The following structure currently exists on the parcel: residence of approximately 2,108 square feet. The proposed project will not require grading. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-071-011, located at **3876 Pueblo Avenue** in the Goleta area, Second Supervisorial District.
- 4. 07BAR-00000-00222 Blancarte Garage Conversion Goleta**
07LUP-00000-00585 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owner, Normal Blancarte, to consider Case No. 07BAR-00000-00222 for **conceptual review and preliminary/final approval of conversion of the existing garage to habitable space of approximately 445 square feet, consisting of bedroom, full bathroom, and den.** The following structures currently exist on the parcel: residence of approximately 1,320 square feet with an attached garage of approximately 445 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 065-202-005, located at **4785 Baxter Street** in the Goleta area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **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 **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.** 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 and 8/10/07)

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

6. **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 and 8/10/07)

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

7. **07BAR-00000-00118 Shapiro Guesthouse and Pool Santa Barbra**
07LUP-000000-00304 (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 **preliminary/final approval of a new guesthouse 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 and 8/10/07)

8. **03BAR-00000-00148 Caird Revisions Santa Barbara**
01CDH-00001-00022 (Lisa Hosale, Planner) **Ridgeline: N/A**

Request of Angie Huff, architect for the owners, Ron and Patricia Caird, to consider Case No. 03BAR-00000-00148 for **revised final approval of a revised roofline and chimney height**

for a previously approved residence of approximately 2,899 gross square feet. No changes to the floor plan, building footprint, grading amounts, or to any other aspects of the previously approved project are included in this revision. The property is a 0.39 acre parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-051, located at **1365 More Ranch Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03, 2/11/05, 5/27/05, and 8/12/05)

9. **07BAR-00000-00223** **Nasir Retaining Wall** **Santa Barbara**
07LUP-00000-00568 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Yvette Momiot, agent for the owners, Ma'an and Julia Nasir, to consider Case No. 07BAR-00000-00223 for **conceptual review of a retaining wall 100 linear feet in length and a maximum height of 10 feet.** The following structures currently exist on the parcel: single family dwelling, guesthouse, and barn. The proposed project will require approximately 6,000 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 45.59 acre/square foot parcel zoned AG-140 and shown as Assessor's Parcel Number 153-370-007, located at **1455 La Vista Road** in the Santa Barbara area, Second Supervisorial District.

10. **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 and preliminary approval 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 and 8/10/07)

11. **07BAR-00000-00224** **La Riata Single Family Dwelling** **Santa Barbara**
(no planner assigned) **Jurisdiction: Design Overlay**

Request of Ken Taub, architect for the owner, La Riata Development Corp., to consider Case No. 07BAR-00000-00224 for **conceptual review of a residence with two garages of approximately 4,696 total square feet.** The lot is currently vacant. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 0.55 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-018, located at **1290 Via Brigitte** in the Santa Barbara area, Second Supervisorial District.

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

12. **07BAR-00000-00228** **Wheeler Demo/New Single Family Dwelling** **Hope Ranch**
07LUP-00000-00608 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Kent Mixon, architect for the owners, Gene and Angie Wheeler, to consider Case No. 07BAR-00000-00228 for **conceptual review of the demolition of the existing single-story residence, garage, and pool, construction of a new two-story residence of approximately 3,883 square feet with an attached 3-car garage of approximately 755 square feet, and new pool, gates, gate post, and retaining walls.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet with an attached garage of approximately 458 square feet. The proposed project will require approximately 565 cubic yards of cut and

approximately 456 cubic yards of fill. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District.

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 **further 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 1.0 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. (Continued from 8/10/07)

Toro Canyon/Summerland/Carpinteria Areas

14. **03BAR-00000-00119** **Lilie Ave., LLC WeatherVane, Security Gate, and Parking Basement** **Summerland**
05CDP-00003-00090 (Sarah Clark, Planner) **Jurisdiction: Summerland**

Request of Cearnal Andrulaitis, LLP, architect for the owner, Lillie Ave. LLC, to consider Case No. 03BAR-00000-00119 for **revised final approval of an 8-foot high, 20-foot wide metal security gate and pig weather vane.** The following structure currently exists on the parcel: mixed used building of approximately 3,447 square feet. The proposed project will not require grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-182-006, located at **2346 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/23/03, 8/13/04, 10/01/04, and 5/27/05)

15. **05BAR-00000-00063** **Richardson Residence Addition** **Summerland**
05CDP-00000-00013 (Selena Buoni, Planner) **Ridgeline: Urban**

Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **preliminary approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new first and second floor patios.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District. (Continued from 4/15/05, 5/13/05, 8/12/05, 9/16/05, 11/03/06, and 3/30/07)

16. **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, 5/11/07, and 9/7/07)

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

17. **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 **preliminary approval 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 and 8/10/07)
18. **06BAR-00000-00279** **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-00000-00279 for **further conceptual review 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 and 8/10/07)
19. **06BAR-00000-00140** **Cate School Reorganization and Faculty Housing** **Carpinteria**
06RVP-00000-00013 (Michelle Gibbs, Planner) **Jurisdiction: Ridgeline – Rural**
07AMD-00000-00009
- Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **revised preliminary/final approval of Phase 1 of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** Phase 1 of the project consists of **construction of a new tertiary wastewater treatment system, construction of five new faculty residences, relocation of one existing faculty residence, a new child care building, and landscaping for the new and relocated faculty residences.** 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 31,000 cubic yards of cut and fill which will be balanced on site. 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. (Continued from 09/15/06, 11/17/06, 1/19/07, 7/06/07, and 7/20/07)