



# COUNTY OF SANTA BARBARA

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## SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: October 1, 2010  
9:00 A.M.**

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**NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.**

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Martha Gray	Will Rivera	<b>Chair</b>
Glen Morris	Jeremy Roberts	<b>Vice Chair</b>
Steve Willson	Anita Hodosy-McFaul	<b>SBAR Secretary</b>
Jeff Yardy	Anne Almy	<b>Supervising Planner</b>
Lane Goodkind		

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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, 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 17, 2010 will be considered.

**IV. CONSENT AGENDA: None.**

**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. 09BAR-00000-00213 Adderton New Residence Isla Vista**  
10CDP-00000-00040 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **further final approval of a new residence of approximately 1,963 [net] square feet and an attached garage of approximately 715 [gross] square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10 & 4/16/10, 7/2/10, 9/03/10 & 9/17/10)
- 2. 10BAR-00000-00137 Gilkeson Residence Addition and Garage Addition Santa Barbara**  
10LUP-00000-00369 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Don Swann, agent for the owner, Dave Gilkeson, to consider Case No. 10BARBAR-00000-00137 for **conceptual review of a residence addition of approximately 653 square feet and an addition to garage of approximately 395 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,243 square feet and attached garage of approximately 438 square feet. The proposed project will not require grading. The property is a 8,646 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-525-011, located at **5367 Parejo Road** in the Santa Barbara area, Second Supervisorial District.
- 3. 10BAR-00000-00141 Saint Barbara Greek Orthodox Church Signage Santa Barbara**  
10SCC-00000-00014 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Paul Musgrove, agent for the Saint Barbara Greek Orthodox Church, Dr. Theony Condos, President, to consider Case No. 10BAR-00000-00141 for **conceptual review/preliminary/final approval of a monument sign of approximately 24 square feet.** The following structures currently exist on the parcel: a church sanctuary of approximately 5,000 square feet, and fellowship hall of approximately 5,000 square feet. The proposed project will not require grading. The property is a 3.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-010-090, located at **1205 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

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

- 4. 10BAR-00000-00113 Ellsworth New Residence, Garage & Guesthouse Santa Barbara**  
10LUP-00000-00280 (Nicole Mashore, Planner) **Jurisdiction: Goleta**  
Request of Ken Taub, Flowers & Associates, Inc., architect for the owner, Jan Ellsworth, to consider Case No. 10BAR-00000-00113 for **further conceptual review/preliminary approval of a new residence of approximately 3,571 square feet, basement of approximately 821 square feet, guesthouse of approximately 654 square feet and garage of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/13/10 & 09/17/10)
- 5. 10BAR-00000-00135 Dorado Garage Conversion Santa Barbara**  
10LIUP-00000-00362 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Ernesto Botello, agent for the owners, Nicolas and Irene Dorado, to consider Case No. 10BAR-00000-00135 for **further conceptual review of garage conversion of approximately 467 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,495 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-354-003, located at **339 Zink Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/17/10)
- 6. 10BAR-00000-00136 Bottorff Residence Addition Santa Barbara**  
10LUP-00000-00363 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Bob Murray, agent for the owners, Bryan and Sara Bottorff, to consider Case No. 10BAR-00000-000136 for **further conceptual review of a residence addition of approximately 210 square feet.** The following structure currently exists on the parcel: a residence and attached garage of approximately 1,992 square feet. The proposed project will not require grading. The property is a 7,840 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-441-017, located at **5374 Paseo Orlando** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/17/10)
- 7. 10BAR-00000-00049 Douglas As-Built Garage/Workshop Santa Barbara**  
10LUP-00000-00131 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Joseph H. Moticha, architect for the owner, Blair Douglas, to consider Case No. 10BAR-00000-00049 for **revised conceptual review/preliminary/final approval of as-built garage/workshop of approximately 832 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,000 square feet, second residence of approximately 1,200 square feet, storage barn of approximately 2,000 square feet and storage shed of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-005 located at **830 Poinsettia Way** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/02/10)

**The Representatives of the following items should be in attendance at this SBAR Meeting by 11:30 A. M.**

8. **10BAR-00000-00081** **Girls Inc. Monument Sign** **Santa Barbara**  
10CUP-00000-00017 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**  
Request of James Zimmerman, architect for the applicant, Monica Spear, Girls Incorporated of Greater Santa Barbara to consider Case No. 10BAR-00000-00081 for **preliminary/final approval of a monument sign of approximately 20 square feet**. The following structures currently exist on the parcel: a main building of approximately 10,068 square feet, gymnasium of approximately 7,100 square feet and auditorium of approximately 2,200 square feet and library of approximately 1,222 square feet. The proposed project will not require grading. The property is a 4.39 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 065-180-035, located at **4973 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/4/10)

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

9. **10BAR-00000-00139** **Gillio Residence Addition** **Hope Ranch**  
10MOD-00000-00002 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Steve Hausz, architect for the owners, Ronald J. Gillio, to consider Case No. 10BAR-00000-00139 for **conceptual review of a residence addition of approximately 80 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, detached garage of approximately 1,242 square feet and guesthouse of approximately 342 square feet. The proposed project will not require grading. The property is a 26,211 square foot parcel zoned EX-1 and shown as Assessor's Parcel Number 063-042-010, located at **910 Camino Medio** in the Hope Ranch area, Second Supervisorial District.

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

10. **10BAR-00000-00085** **Jesusita FireMartin New Residence and Garage** **Mission Canyon**  
10LUP-00000-00175 (Brain Banks, Planner) **Jurisdiction: Mission**  
Request of Dennis Thompson, architect for the owner, Janice Martin, to consider Case No. 10BAR-00000-00085 for **preliminary/final approval of new residence of approximately 2,339 square feet and garage of approximately 440 square feet**. No structures currently exist on the property; original structure burned in Jesusita Fire. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .85 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-020, located at **1165 Tunnel Road Lane** (formerly 1165 Tunnel Road F) in the Mission Canyon area, First Supervisorial District. (Continued from 6/04/10)

**Toro Canyon/Summerland/Carpinteria Areas**

11. **09BAR-00000-00138** **Knee Residence Demolition/Rebuild** **Carpinteria**  
09CDH-00000-00026 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Loren Solin, architect for the owners, Mr. and Mrs. Knee, to consider Case No. 09BAR-00000-00138 for **further preliminary/final approval of a new residence of approximately 3,706 square feet and attached garage/storage of approximately 579 square feet**. The following structures currently exist on the parcel: a two story residence of approximately 2,421 square feet and detached garage of approximately 37 square feet (both to be demolished). The proposed project will not require grading. The property is a 25,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 9/11/09 & 9/25/09, 10/09/09 & 9/17/10)

- 12. 10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland**  
**10CDP-00000-00026 (J. Ritterbeck, Planner) Jurisdiction: Summerland**  
Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for **further conceptual review of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 5/07/10, 5/21/10 & 6/04/10 & 8/13/10)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: October 1, 2010

RE: 10BAR-00000-00213, Adderton New SFD (10CDP-00000-00040)  
6807 Sabado Tarde Road in the Isla Vista; APN 075-182-006

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Preliminary review indicates that the project complies with the all zoning requirements for the 10-R-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts/gates are included as part of the overall architectural review of the project.

This project may proceed for:

**PRELIMINARY / FINAL APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

➤ Agent has worked with P&D to address all planning and zoning concerns.

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**PROJECT DESCRIPTION:**

**The project is for a Coastal Development Permit to construction of a new 1,952 sq. ft. single-family dwelling with a 694 sq. ft. garage. Grading would include less than 50 cubic yards of cut and fill. No trees are proposed for removal. The parcel will be served by the Goleta Water District, Goleta-West Sanitary District, and the Santa Barbara County Fire Department. Access would continue to be provided off of Sabado Tarde Road. The property is a 0.17-acre parcel currently zoned 10-R-1. The parcel is shown as Assessor's Parcel Number 075-182-006, located at 6807 Sabado Tarde Road in the Isla Vista / Goleta Area, 3<sup>rd</sup> Supervisorial District.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies.

**Final approval of the Coastal Development Permit is subject to my review.**

c: Case File (to Planner)  
Anita Hodossy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks 

DATE: September 27, 2010

RE: 10BAR-00000-000141, Saint Barbara Church Sign, 10SCC-00000-00014, 1205 San Antonio Creek Road, APN 059-010-090

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Preliminary review indicates that the project complies with the all requirements of the 1-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

**CONCEPTUAL/PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**  
**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

**The proposed project is for installation of a religious institution changeable copy sign of 24 sq. ft. in area and 7 feet in height. The proposed sign substantially conforms to Conditional Use Permit 83-CP-34. No lighting is proposed.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)  
✓ Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Nicole Mashore, Planner

DATE: October 1, 2010

RE: Ellsworth Residence, Garage, Guesthouse, Case No. 10BAR-00000-00113,  
10LUP-00000-00280, 1410 Northridge Road, APN: 055-030-067

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This project may proceed for:

**CONCEPTUAL REVIEW/PRELIMINARY APPROVAL**

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**PROJECT DESCRIPTION:**

**The proposed project is for construction of a new residence of approximately 3,560 square feet, basement of approximately 821 square feet, guesthouse of approximately 654 square feet and garage of approximately 764 square feet. No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at 1410 Northridge Road in the Santa Barbara area, Second Supervisorial District**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: September 17, 2010

RE: 10BAR-00000-00049/10LUP-00000-00131, 5220 Cathedral Oaks Road, DP  
Partners LLC SFD, Detached Second Unit, Detached Garage

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Preliminary review indicates that the project complies with the all requirements of the AG-1-20 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

<input type="checkbox"/>	<b>PRELIMINARY</b>
<input checked="" type="checkbox"/>	<b>REVISED CONCEPTUAL/PRELIMINARY &amp; FINAL</b>
<input type="checkbox"/>	<b>FINAL</b>
<input type="checkbox"/>	<b>REVISED FINAL</b>

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The project description has been modified to include the existing modular home adjacent to the detached garage which is being legalized as the primary single family dwelling.

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to legalize an existing modular home on a permanent foundation and designate this structure as the primary residence, to validate an

**unpermitted detached garage located east of the mobile home, to convert the existing nonconforming residence into a detached residential second unit (the residential second unit is not subject to architectural review) and to demolish an unpermitted storage/greenhouse structure. The project does not require any grading or removal of any native vegetation or trees. The development will be served by the Goleta Water District and an existing private septic system. Access to the site will remain Poinsettia Way.**


Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: 10LUP-00000-00131  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks 

DATE: September 22, 2010

RE: 10BAR-00000-00084, Jesusita Fire/Martin SFD, 10LUP-00000-00195, 2608  
Tunnel Ridge Lane (formerly 1165 Tunnel Rd. #F), APN 023-051-020

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Preliminary review indicates that the project complies with the all requirements of the 1-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Mission Canyon Specific Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

**Landscape plan and retaining wall.**

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**PROJECT DESCRIPTION:**

The proposed project is for construction of a new two story dwelling of 2,339 sq. ft., basement of 377 sq. ft. and detached garage of 440 sq. ft. to replace structures destroyed by the Jesusita Fire. The maximum height of the proposed dwelling shall be approximately 24 feet. Grading will include 10 cubic yards of cut and 10 cubic yards of fill. The parcel will continue to be served by the Santa Barbara City Water District, a private septic system, and the Santa Barbara County Fire Dept. Access will continue to be provided via a private driveway of Tunnel Road. The property is a 0.82-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-020, located at 2608 Tunnel Ridge Lane (formerly 1165 Tunnel Rd. #F) in the Mission Canyon Area, 1<sup>st</sup> Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)  
✓ Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: September 17, 2010

RE: 09BAR-00000-00138, KNEE SFD Demo-Rebuild, 09CDH-00000-00026  
4411 Avenue Del Mar, Carpinteria area; APN 003-421-003

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Preliminary review indicates that the project complies with the all zoning requirements for the 7-R-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

**PRELIMINARY and FINAL**

Approval by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Agent has worked with P&D to address all planning and zoning concerns.
  - Project was approved in November of 2009 by the Zoning Administrator.
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**PROJECT DESCRIPTION:**

**The proposed project is for the demolition of an existing 2-story 2,421 sq. ft. single-family dwelling (SFD) and demolition of the existing 437 sq. ft. detached garage, and for the construction of a new 2-story 3,706 sq. ft. SFD with 1,274 sq. ft of associated new decking and a new 579 sq. ft. detached 2-car garage. No grading is proposed as a component of this project as the house will be constructed on concrete pilings. The property is a 0.28-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at 4411 Avenue Del Mar in the Carpinteria Area, 1<sup>st</sup> Supervisorial District.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies.

**Final approval of the Coastal Development Permit is subject to approval by the Zoning Administrator.**

c: Case File (to Planner)  
Anita Hodoso, P&D