



# COUNTY OF SANTA BARBARA

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

**Meeting Date: October 5, 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

*Note: Santa Barbara Botanic Garden Item 19 06BAR-00000-00316 will be continued to the November 2, 2007 SBAR meeting.*

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

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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 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 21, 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-00000-00158 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, 8/10/07 & 9/21/07)

**C-2. 07BAR-00000-00229 McClure Single Family Dwelling Addition/Remodel Goleta**  
**07LUP-00000-00612 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Craig Shalanberger, agent for the owners, John and Deborah McClure, to consider Case No. 07BAR-00000-00229 for **preliminary/final approval on consent 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. (Continued from 9/21/07)

**C-3. 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 **final approval on consent 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, 7/20/07 & 9/21/07)

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. Silvergreens Restaurant Façade Improvement Isla Vista**

Request of Santa Barbara County Redevelopment Agency, on behalf of Silvergreens restaurant, architect Shubin + Donaldson Architects Inc., to brief the Board regarding design of façade improvement for Silvergreens Restaurant. Improvements include painting, new outdoor seating area, new awnings, relocation of signage, lighting, and new entryway design. The property is a 0.19 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-001, located at **900 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District.

**2. Isla Vista Surf Company Façade Improvement Isla Vista**

Request of Santa Barbara County Redevelopment Agency, on behalf of Loyd Robinson, architect Shubin + Donaldson Architects Inc. to brief the Board regarding design of façade improvement for Isla Vista Surf Company. Improvements include multi-faceted façade for strong tenant ID, dominant entry at 45 degree angle, independent entry features for each tenant, built-up parapet height varies, distinctive paint schemes between tenants, and accented awnings. The property is a 0.32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero Del Norte** in the Isla Vista area, Third Supervisorial District.

**The Representatives of the following items should be in attendance at this SBAR Meeting by 10:00 A. M.**

**3. 07BAR-00000-00235 Kleidermacher Addition/Int. Remodel Goleta**  
(no planner assigned) **Jurisdiction: Goleta**

Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust. 07AR-00000-00235, **conceptual review of approximately 1780 square foot residential addition with an attached garage of 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1880 square feet with an attached garage of approximately 550 square feet. The proposed project will require approximately will not require grading. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **069-181-006**, located at **1127 Camino Manadero** in the Santa Barbara area, Second Supervisorial District.

**4. 07BAR-00000-00238 Trenholme Garage Conversion, Carport Goleta**  
(no planner assigned) **Jurisdiction: Goleta**

Request of Russell Trenholme, owner, to consider Case No. 07BAR-00000-00238 for **conceptual review of conversion of existing garage to habitable space of approximately 455 square feet and new carport of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,476 square feet with an attached garage of approximately 474 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-211-024, located at **4012 Pala Lane** in the Goleta area, Second Supervisorial District.

5. **07BAR-00000-00241 Poley Garage Conversion, New Garage** **Goleta**  
**07LUP-00000-00658 (Lisa Martin, Planner)** **Jurisdiction: Goleta**

Request of Bildsten and Sherwin Design Studio Inc., architect for the owners, Heidi and Jason Poley, to consider Case No. 07BAR-00000-00241 for **conceptual review of the conversion of existing garage to habitable space of approximately 745 square feet and new attached garage of approximately 618 square feet.** The following structures currently exist on the parcel: residence of approximately 2,038 square feet with attached garage of approximately 745 square feet. The proposed project will not require grading. The property is a 0.16 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-560-002, located at **5225 Calle Luarda** in the area, Second Supervisorial District.

**The Representatives of the following site visit should be in attendance at this SBAR Meeting by 11:15 A. M.**

*Site Visit*

6. **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 a **site visit for 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 and 8/24/07)

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

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

7. **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 **further 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 & 9/21/07)

**8. 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 **preliminary/final approval 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. (Continued from 8/24/07)

**9. 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 and 8/24/07)

**10. 07BAR-00000-00058 Persson Residence Additions and Workshop Mission Canyon**  
**07LUP-00000-00629 (Sarah Clark, Planner) Jurisdiction: Mission**

Request of Ron Sorgman, architect for the owner, Diane J. Persson, to consider Case No. 07BAR-00000-00058 for **further conceptual review and preliminary approval of a new residential entry hall of approximately 78 square feet, covered porch of approximately 65 square feet, workshop of approximately 302 square feet and attached trellis of approximately 782 square feet.** The following structures currently exist on the parcel: two story residence of approximately 2,120 square feet with attached two car garage of approximately 556 square feet. The proposed project will not require grading. The property is a 9,548 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-116-002, located at **2708 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 4/13/07)

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

**11. 07BAR-00000-00039 Hope Inn Motel Santa Barbara**  
**07PRE-00000-00014 (Holly Bradbury, Planner) Jurisdiction: Commercial/Urban Hillside Ridgeline**

Request of Sharad Lai, architect for the owner, Lotus Hospitality, Inc., to consider Case No. 07BAR-00000-00039 for **conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007)

12. **07BAR-00000-00216**      **St. Denis Single Family Dwelling Addition**      **Hope Ranch**  
07LUP-00000-00567 (Amy Trester, Planner)      **Jurisdiction: Ridgeline - Urban**

Request of William Cooper, architect for the owners, Gary and Joane St. Denis, to consider Case No. 07BAR-00000-00216 for **conceptual review of first floor addition of approximately 700 square feet, conversion of an existing carport of approximately 700 square feet to habitable space, and second floor addition of approximately 650 square feet.** The following structures currently exist on the parcel: single-story residence of approximately 3,500 square feet with a detached 3-car garage of approximately 900 square feet and porte-cochere of approximately 700 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 145 cubic yards of fill. The property is a 1.78 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-023-005, located at **4415 Via Esperanza** in the Hope Ranch area, Second Supervisorial District.

13. **07BAR-00000-00207**      **Miller Single Family Dwelling Addition and Garage**      **Hope Ranch**  
07LUP-00000-00546 (Eric Gage, Planner)      **Jurisdiction: Goleta**  
07MOD-00000-00009

Request of R.E. Johnson, architect for the owner, Gregg Miller, to consider Case No. 07BAR-00000-00207 for **conceptual review of an addition of approximately 1,455 to the existing residence and an addition of approximately 1,324 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 1,436 square feet with an attached garage of approximately 256 square feet. The proposed project will not require grading. The property is a 1.1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-021, located at **4300 Via Corona** in the Hope Ranch area, Second Supervisorial District.

14. **07BAR-00000-00259**      **Franklin Patio Covers Roof Change/Color Change**      **Mission Canyon**  
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 **conceptual review/preliminary/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, 8/27/04, and 9/07/07)

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

**Toro Canyon/Summerland/Carpinteria Areas**

15. **07BAR-00000-00239**      **Fell Single Family Dwelling, Cabana**      **Toro Canyon**  
(No Planner Assigned)      **Jurisdiction: Toro**

Request of Stefan Eder and Jane Snyder, architects for the owner, Robin Fell, to consider Case No. 07BAR-00000-00239 for **conceptual review of a new single family dwelling of approximately 11,500 square feet with basement of approximately 2,000 square feet, two attached garages of approximately 950 and 700 square feet, and cabana of approximately 750 square feet.** The following structures currently exist on the parcel: guesthouse of approximately 800 square feet. The proposed grading to be determined. The property is a 9.68 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-028, located at **2710 East Valley Road** in the Toro Canyon area, First Supervisorial District.

**16. 07BAR-00000-00153 East Valley Land & Cattle Co. LLC Toro Canyon**  
**07LUP-0000-00467** (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural

Request of Richard Redmond, architect for the owners, East Valley Land & Cattle Company, LLC, to consider Case No. 05BAR-00000-00090 for **further conceptual and preliminary approval a residence of approximately 4,571 square feet and guesthouse of approximately 747 square feet.** No structures currently exist on the parcel. No further grading is required as it has been completed. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069 located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05, 3/10/06 & 4/21/06 & 5/25/06 & 7/06/2007)

**17. 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 and preliminary approval 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 and 9/07/07)

**18. 06BAR-00000-00278 Montecito Ranch Estates Summerland**  
**Properties Inc. New Residence**  
**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 **further 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 & 9/21/07)

**19. 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 & 9/7/07)