



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: November 2, 2007
9:00 A.M.**

Valerie Froscher	Jeremy Roberts	- Chair
Pamela Ferguson-Ettinger	Chris Roberts	- Vice Chair
Martha Gray	Anita Hodosy	- SBAR Secretary
Laurie Romano	Anne Almy	- Supervising Planner
Will Rivera		

- 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 (1:00 PM – this date only) 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.

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 October 19, 2007 will be considered.

The Representatives of the following items should be in attendance at this SBAR Meeting by 9:00 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 & 9/7/07)

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

IV. **CONSENT AGENDA:**

- C-1. **07BAR-00000-00082** **Phelps Residence Remodel** **Goleta**
07LUP-00000-00432 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Peter Becker, architect for the owner, Doug Phelps, to consider Case No. 07BAR-00000-00082 for **final approval on consent of structural and exterior changes, including door, window, color, and material changes, addition of dormers, conversion of the existing one-car garage to habitable/porch space. Also proposed is the addition of a covered porch at the new entry and new trellis that will connect the dwelling and the detached garage. Also proposed is replacement of the existing chimney with two new black metal flues. The project requires a height variance from SBAR due to current non-conformance with hillside/ridgeline due to new height ordinance.** The following structures currently exist on the parcel: a two-story residence of approximately 3,020 square feet with an attached one-car garage of approximately 260 square feet and detached two-car garage of approximately 216 square feet. The proposed project will not require grading. The property is a 7.21 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-009, located at **5653 West Camino Cielo** in the Goleta area, Second Supervisorial District. (Continued from 5/11/07, 8/10/07 and 10/19/07)
- C-2. **07BAR-00000-00089** **Summerland Mini Mart Exterior Change** **Summerland**
(Kimberley McCarthy, Planner) **Jurisdiction: Exemption**
Request of Bill Cooper, architect for the applicant, Loui Hana, to consider Case No. 07BAR-00000-00089 for **final approval on consent of sign removal with new stucco of approximately 36 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/11/07, 6/22/07 & 10/19/07)

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS**

VI. **STAFF UPDATE**

VII. **STANDARD AGENDA:**

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. **07BAR-00000-00226 Pitcher Single Family Dwelling Addition Santa Barbara**
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 **further conceptual review/preliminary approval 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 Santa Barbara area, Second Supervisorial District. (Continued from 9/21/07)
3. **07BAR-00000-00354 Quinn Residence Addition Mission Canyon**
07LUP-00000-00254 (Amy Trester, Planner) Jurisdiction: Mission Canyon

Request of Gary Jensen, architect for the owner, William Quinn, to consider Case No. 07BAR-00000-00354 for **conceptual review of a residence addition to rear entry hall of approximately 84 square feet and laundry of approximately 25 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,244 square feet and storage building of approximately 219 square feet. The proposed project will not require grading. The property is a 6,890 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-172-021, located at **2796 Foothill Road** in the Mission Canyon area, First Supervisorial District.
4. **07BAR-00000-00253 Casey Demolition/New Residence Hope Ranch**
07CDP-00000-00106 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Urban

Request of Jeremy Roberts, architect for the owners, Louise and Timothy Casey, to consider Case No. 07BAR-00000-00253 for **conceptual review of demolition of an existing residence of approximately 2,503 square feet including a two car garage of approximately 529 square feet and new residence of approximately 4,751 square feet with attached garage of approximately 794 square feet, basement of approximately 1,106 square feet, a detached storage building of approximately 737 square feet with a guest house atop of approximately 664 square feet, a pool bath of approximately 85 square feet and pool cabana of approximately 473 square feet (including a potting niche and storage room).** The following structures currently exist on the parcel: a residence of approximately 2,503 square feet and garage of approximately 529 square feet. The proposed project will require approximately 1,600 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 1.35 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-005, located at **3971 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District.
5. **07BAR-00000-00242 Afromsky Demo/Rebuild Single Family Dwelling Hope Ranch**
07CNS-00000-00097 (Eric Gage, Planner) Jurisdiction: Ridgeline - Urban

Request of Shubin and Donaldson, architect for the owners, Neil and Francine Afromsky, to consider Case No. 07BAR-00000-00242 for **conceptual review of the demolition of the existing residence and construction of a new residence of approximately 8,354 square feet with a attached garage of approximately 2,275 square feet and detached guesthouse of approximately 800 square feet.** The following structure currently exists on the parcel: residence of approximately 3,800 square feet. The proposed project will require approximately 70 cubic yards of cut and approximately 70 cubic yards of fill. The property is a 3.75 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-054-001, located at **4545 Via Esperanza** in the Hope Ranch area, Second Supervisorial District.

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

6. Discussion One-Family Exclusive Residential EX Zone Standards

(Noel Langle, Planner)

Discussion regarding proposed revisions to the One-Family Exclusive Residential (EX) zone standards to reduce the separation requirement between primary dwellings and guest houses and other accessory structures.

Isla Vista/Goleta

7. Discussion/Update Pardall Road Enhancement Project Isla Vista

(Jamie Goldstein, Planner)

Staff / consultant update regarding the **Pardall Road** project. The project includes widening sidewalks, new landscaping, revisions to circulation patterns, and other improvements in downtown Isla Vista. (Continued from 1/19/07)

8. 07BAR-00000-00132

Ruse Partial Residence Demolition/Remodel and New Garage Santa Barbara

07LUP-00000-00648 (Amy Trester, Planner)

Jurisdiction: Goleta

Request of Carlos Gran, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **further conceptual review/preliminary approval of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District. (Continued from 6/22/07)

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

9. 06BAR-00000-00060

Burman Demo Rebuild New Residence, Garage and Artist Studio Goleta

06CDH-00000-00012 (Selena Buoni, Planner)

Jurisdiction: Coastal

Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **revised preliminary approval of a new residence of approximately 3,497 square feet, garage of approximately 560 square feet and artist studio of approximately 351 square feet and cabana of approximately 291 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet to be demolished. The proposed project will require less than 50 cubic yards of grading. The property is a 0.77 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second Supervisorial District. (Continued from 4/21/06 & 06/02/06 & 10/27/06)

10. 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 & 9/21/07)

Toro Canyon/Summerland/Carpinteria Areas

11. 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/preliminary/final approval 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 & 9/21/07)

12. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon
07MOD-00000-00010 (Selena Buoni, Planner) Jurisdiction: Toro

Request of Kim Maciorowski, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for further conceptual review/preliminary approval of residence addition of approximately 840 square feet to an existing one-story residence. The following structures currently exist on the parcel: a residence of approximately 1,418 square feet. The proposed project will not require grading. The property is a .26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at 3290 Beach Club Road in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07)

13. 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/preliminary approval 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 & 9/21/07)

14. 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, 9/07/07 & 10/05/07)