



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: November 17, 2006

9:00 A.M.

Revisions: Item 9 06BAR-00000-00263 Price Gameroom over Garage and Item 10 06BAR-00000-00253 descriptions were updated.

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson-Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Martha Gray		
Anita Hodosy	BAR Secretary	
Allen Bell	- Planner III	

- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the County Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:30 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
- In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
- Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of November 3, 2006 and November 27, 2006 will be considered.

IV. CONSENT AGENDA: (Time Certain 8:45 a.m.)

- C-1. 05BAR-00000-00123 Alger Residence Addition/Remodel Toro Canyon**
05LUP-00000-01138 (Errin Briggs, Planner) Jurisdiction: Toro
Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **final approval on consent of a complete residential remodel, addition of approximately 3,145 square feet, conversion of approximately 753 square feet of workshop to habitable space, conversion of 1,636 square foot workshop to garage, new cabana of approximately 775 square feet with recreation room of approximately 797 square feet above, new tennis court, new croquet court, new pool, covered porches of approximately 3,063 square feet, and associated on-site improvements.** The following structures currently exist on the parcel: a residence of approximately 5,499 square feet, a garage of approximately 2,340 square feet and a detached residential second unit of approximately 1,200 square feet with an attached garage of approximately 636 of garage and storage space. Future grading will be landscaping, access, cabana and tennis court purposes and is approximately 2,000 cubic yards. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05, 10/14/05 and Site Visit 11/04/05, 11/18/05, 3/10/06, 10/06/06)
- C-2. 06BAR-00000-00201 Stott Residence Addition Carpinteria**
06MOD-00000-00012 (Deborah Kramer, Planner) Jurisdiction: Modification
Request of Larry and Deborah Clark, agent for the owner, Jeffery Stott, to consider Case No. 06BAR-00000-00201 for **final approval on consent of addition to an existing residence of approximately 68.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,794 square feet. The proposed project will not require grading. The property is a .32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-042, located at **8111 Buena Fortuna** in the Carpinteria area, First Supervisorial District. (Continued from 9/22/06 & 10/27/06)
- C-3. 03BAR-00000-00300 Gallego New Single Family Dwelling More Mesa**
04CDP-00000-00079 (Michelle Gibbs, Planner) Jurisdiction: Tract Map
Request of Kevin Egan, agent for the owner, Timm Milan, to consider **Case No. 03BAR-00000-000300 for revised final approval on consent of a new color for the existing single family dwelling.** The property is a 0.28 acre parcel shown as Assessor's Parcel Number 065-680-051. The parcel is located at **1095 Mockingbird Lane** in the More Mesa area, Second Supervisorial District. (Continued from 11/21/03, 04/0204 & 11/03/06)
- C-4. 05BAR-00000-00235 Roulet Residence Additions Toro Canyon**
02CDP-00000-00156 (Amy Trester, Planner) Jurisdiction: Toro
Request of Jeanne Roulet, owner, to consider Case No. 05BAR-00000-00235 for **final approval on consent of a first floor addition of approximately 1,437.7 square feet and second story loft addition of approximately 728.9 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 634 square feet, a detached garage of approximately 630 square feet. Also existing is a detached two story structure consisting of a garage of approximately 1,000 square feet with a second story unit above of approximately 800 square feet. The proposed project will not require grading. The property is a 33,105 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-017, located at **3134 Via Real** in the Toro Canyon area, First Supervisorial District. (Continued from 10/14/05 & 7/21/06 & 11/03/06)

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this BAR Meeting by 9:30 A. M.

Isla Vista/Goleta

1. **06BAR-00000-00144 Living Faith Center Parking Area Landscaping Goleta**
06SCD-00000-00010 (Lisa Hosale, Planner) Jurisdiction: Permit Condition and Article III SCD Requirement

Request of Thomas Hashbarger and Kris Kimpel, architects for the owner, Living Faith Center and applicant Michael Brown, to consider Case No. 06BAR-00000-00144 for **preliminary approval of new landscape, lighting, fencing, repaving and concrete walls in and around existing parking areas.** The following structures currently exist on the parcel: Church Worship Center, Activity Center and a single family dwelling. The proposed project will not require grading. The property consists of two parcels of approximately 2.47 acres and 1.42 acres zoned 15-R-1 and 10-R-1 shown as Assessor's Parcel Number 061-061-025 and 061-062-016, located at **4597 Hollister Avenue** in the Goleta area, Second Supervisorial District. (Continued from 8/11/06)

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. **05BAR-00000-00316 Cheresh Residence Addition and Remodel Hope Ranch**
06MOD-00000-00007 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Cheresh, to consider Case No. 05BAR-00000-00316 for **final approval of a remodel of approximately 2,008 square feet, residential addition and remodel of approximately 178 square feet and deck of approximately 452 square feet and a reduction of four parking spaces from the required six.** The following structures currently exist on the parcel: a residence of approximately 2,008 square feet and garage of approximately 736 square feet. The proposed project will not require grading. The property is a 1.071 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-025, located at **4330 Via Presada** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/27/06 & 9/22/06)

3. **06BAR-00000-00049 Ritter Residence Addition and New Two Car Garage Hope Ranch**
06MOD-00000-00007 (Holly Bradbury, Planner) Jurisdiction: Modification

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Ritter, to consider Case No. 06BAR-00000-00049 for **final approval of residence additions and new car garage of approximate gross total of 2,200 square feet, and allow parking in the "second" front yard setback.** The following structures currently exist on the parcel: a residence with a two garage of approximately 3,600 square feet. The proposed project will require approximately 48 cubic yards of cut and no fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Supervisorial District. (Continued from 3/31/06 & 9/22/06) Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/31/06 & 9/22/06)

4. **06BAR-00000-00207 Pananides Residence Addition and New Garage Hope Ranch**
06LUP-00000-00761 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban

Request of R.E. Johnson, architect for the owner, M. Pananides, to consider Case No. 06BAR-00000-00207 for **preliminary/final approval of a residence addition of approximately 3,414 square feet, and new garage of approximately 678 square feet. Also proposed is an open cabana of approximately 190 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,847 square feet and carport of approximately 280 square feet. The proposed project will require approximately 294 cubic yards of cut and approximately 269 cubic yards of fill. The property is a 1.264 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-142-016, located at **1211 Silvestre** in the Hope Ranch area, Second Supervisorial District. (Previously as a discussion item 05BAR-00000-00307 on 1/27/06 & 9/22/06)

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

- 5. 06BAR-00000-00113 Willows Residence Additions/Remodel Mission Canyon**
06LUP-00000-00419 (Erinn Briggs, Planner) **Jurisdiction: Mission Canyon**
Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **further conceptual review of a residence addition and remodel of approximately 2,891 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,876 square feet and approximately 1,876 square feet of garage, mechanical and storage space. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission Canyon area, First Supervisorial District. (Continued from 6/02/06)
- 6. 06BAR-00000-00252 Hammer Residence Addition and New Three Car Garage Mission Canyon**
06LUP-00000-00949 (Amy Trester, Planner) **Jurisdiction: Mission Canyon**
Request of Dale Pekarek, architect for the owners, Steve and Amy Hammer, to consider Case No. 06BAR-00000-00252 for **conceptual review of a residence addition of approximately 324 square feet, conversion of existing garage to habitable space of approximately 724 square feet and a new three car garage of approximately 693 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,998 square feet and attached garage of approximately 799 square feet. The proposed project will not require grading. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-070-035, located at **1324 Los Canoas Lane** in the Mission Canyon area, First Supervisorial District.
- 7. 06BAR-00000-00254 Winn Residence Addition/Remodel Mission Canyon**
(Amy Trester, Planner) **Jurisdiction: Mission Canyon**
Request of Mark Shellnut, architect for the owner, Alastair Winn, to consider Case No. 06BAR-00000-00254 for **conceptual review of a residence addition of approximately 138 square feet, roof line revisions and resurface to residence, garage, guest house and workshops.** The following structures currently exist on the parcel: a residence of approximately 2,450 square feet, garage/workshop of approximately 660 square feet and studio/storage of approximately 468 square feet. The proposed project will not require grading. The property is a 23,000 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-023, located at **719 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District.
- 8. 06BAR-00000-00270 Devreese Residence Addition Mission Canyon**
06LUP-00000-00981 (Amy Trester, Planner) **Jurisdiction: Mission Canyon**
Request of Larry Graves, architect for the owners, Monica and Joe Devreese, to consider Case No. 06BAR-00000-00270 for **conceptual review of a residence addition of approximately 357 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,350 square feet and attached garage of approximately 332 square feet. The proposed project will not require grading. The property is a .23 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-115-004, located at **2717 Montrose Place** in the Mission Canyon area, Second Supervisorial District.
- 9. 06BAR-00000-00263 Price Gameroom Over Garage Santa Barbara**
06LUP-00000-00943 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**
Request of Larry Clark, architect for the owners, John and Janna Price, to consider Case No. 06BAR-00000-00263 for **conceptual review of a residence addition (gameroom) over an existing garage of approximately 748 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,899 square feet, garage of approximately 870 square feet, garage/workshop of approximately 1,040 square feet and guesthouse with garage of approximately 1,293 square feet. The proposed project will not require grading. The property is a 5 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-001, located at **1550 La Vista Road** in the Santa Barbara area, Second Supervisorial District.

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

Toro Canyon/Summerland/Carpinteria Areas

10. **06BAR-00000-00253 Nathan New Pool Summerland**
03CDP-00000-00100 (J. Ritterbeck, Planner) **Ridgeline: Rural**
Request of Michael Avakian and Pat Elton, both agents for the owners, John and Diane Nathan, to consider Case No. 06BAR-00000-00253 for **conceptual review of a retaining wall as part of a new pool**. The following structures currently exist on the parcel: a residence of approximately 1,564 square feet, barn of approximately 2,541 square feet and guest house of approximately 935 square feet. The proposed project will require less than 50 cubic yard of cut and no fill. The property is a 4.95 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-036, located at **395 Greenwell Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/5/03 & 9/19/03 under BAR number 03AR-00000-00232)
11. **06BAR-00000-00177 Kapustay/Ludwig Demolition/New Residence Toro Canyon**
06CDH-00000-00034 (Deborah Kramer, Planner) **Jurisdiction: Coastal/Toro**
Request of Keith Rivera, B3 Architects, architect for the owners, Rebecca Kapustay and David Ludwig, to consider Case No. 06BAR-00000-00177 for **further conceptual review of a new residence of approximately 7,793 square feet and garage of approximately 1,076 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and garage of approximately 348 square feet, both structures to be demolished. The proposed project will require approximately 200 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .92 acre parcel zoned SR 1 and shown as Assessor's Parcel Number 005-400-033, located at **3315 Padaro Lane** in the Toro Canyon and Carpinteria area, First Supervisorial District. (Continued from 8/11/06)
12. **06BAR-00000-00261 Poleshuk Residence Addition and Guest House Toro Canyon**
06CDP-00000-00117 (Deborah Kramer, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Susan Sherwin, agent for the owners, Zori and Steven Poleshuk, to consider Case No. 06BAR-00000-00261 for **conceptual review of a residence addition of approximately 1,027 square feet, guest house of approximately 525 square feet and pool**. The following structures currently exist on the parcel: a residence of approximately 3,888 square feet and detached garage of approximately 532 square feet. The proposed project will require approximately 98 cubic yards of cut and approximately 85 cubic yards of fill. The property is a 1.12 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-140-046, located at **504 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
13. **Discussion Item Toomey New Residence Toro Canyon**
06RMM-00000-00004 (Allen Bell, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Peter Becker, architect for the owner, Christopher Toomey, for a **discussion on the consideration a new residence of approximately 2,700 square feet with a basement level garage of approximately 800s square feet**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-064, located at **2870 Torito Road** in the Toro Canyon area, First Supervisorial District.
14. **06BAR-00000-00078 Calderon Residence Additions and New Garage Toro Canyon**
06CDP-00000-00031 (Selena Buoni, Planner) **Jurisdiction: Toro Canyon**
Request of Tom Jacobs , architect for the owners, Ricardo and Dinah Calderon, to consider Case No. 06BAR-00000-00078 for **revised preliminary/final approval of a new two-story residence of approximately 3,530 square feet, with a new attached garage of approximately 571 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,561 square feet proposed for demolition, a shed of approximately 75 square feet and uncovered parking. The proposed project will not require grading. The property is a .59 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-010, located at **1765 Ocean Oaks Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/12/06 & 10/27/06)

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

15. **06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria**
06CDP-00000-00044 (Nicole Mashore, Planner) **Jurisdiction: Toro Canyon**
Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **conceptual review of a new residence of approximately 3,179 square feet and attached garage of approximately 590 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District.
16. **06BAR-00000-00259 Beach Club Family Trust New Residence Carpinteria**
06CDP-00000-00045 (Nicole Mashore, Planner) **Jurisdiction: Toro Canyon**
Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **conceptual review of a new residence of approximately 2,992 square feet and with attached garage of approximately 487 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 2:30 P. M.

17. **06BAR-00000-00140 Reorganization and Faculty Housing Carpinteria**
06RVP-00000-00013 (Dan Gullett, Planner) **Jurisdiction: Ridgeline - Rural**
Cate School Facility
Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **further conceptual review of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** The reorganization would include the removal of 18,000 square feet of existing structural development and the addition of 16,808 square feet of new/replacement structural development. These changes include construction of five new faculty residences, a new administration building, re-location of an historic barn structure, modification of recreational amenities (swimming pool, tennis court, play fields), and installation of an up-graded waste-water treatment system. The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 30,000 cubic yards of cut and fill. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06)

The Representatives of the following items should be in attendance at this BAR

Meeting by 3:30 P. M.

- 18. 06BAR-00000-00210 Preserve at San Marcos Santa Barbara**
TM 14,585/01TRM-00000-00005 (Mark Walter, Planner) **Jurisdiction:**
Request of Tom Ochsner, architect for the owner, Santa Barbara Foothill, LLC, to consider Case No. 06BAR-00000-00210 for **preliminary/final approval of Architectural and Landscape Design Guidelines, per TM 14,585 Condition of Approval #106 and Landscape Plan for Tract Improvements (Project approved by Board of Supervisors, November 21, 2005) for future construction of 20 residential units approved by Preserve at San Marcos Development Plan 01DVP-00000-00071.** No structures currently exist on the parcel. The proposed project will require approximately 44,970 cubic yards of cut and approximately 34,895 cubic yards of fill. The property is a 377.49 acre parcel zoned PRD-75 and shown as Assessor's Parcel Numbers 055-010-006, -007 and 059-020-002, -011, -014, -016, -023, -024, -026, -028, located in the Santa Barbara Foothills in the Santa Barbara area, Second Supervisorial District. **(Continued from 08/31/06, 09/15/06 & 10/06/06)**