



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: December 4, 2009
9:00 A.M.

NOTICE: As of June 2008, 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.

Martha Gray
Glen Morris
Steve Willson
Jeff Yardy

Will Rivera
Jeremy Roberts
Anita Hodosy-McFaul
Anne Almy

Chair
Vice Chair
SBAR Secretary
Supervising Planner

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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 November 19, 2009 will be considered.

The Representatives of the following items should be in attendance at this SBAR Meeting by 8:45 A. M.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00243 Friedlander/Hackett Dwelling and Accessory Structure Carpinteria
07CUP-00000-00085 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Scott Hughes, architect for the owners, Elizabeth Friedlander and Welles Hackett, to consider Case No. 07BAR-00000-00243 for **final approval on consent of a residence of approximately 2,951 square feet with an attached garage of approximately 713 square feet, a detached workshop of 600 square feet and a swimming pool of approximately 172.5 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/19/07, 12/14/07, 3/28/08 & 12/05/08)

C-2. 09BAR-00000-00166 Carter Residence Addition/Remodel Santa Barbara
09LUP-00000-00442 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Susan Sherwin, agent for the owners, Glenn and Illean Carter, to consider Case No. 09BAR-00000-00166 for **final approval on consent of a first and second story addition/remodel of approximately 650 square feet.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,436 square feet. The proposed project will not require grading. The property is a .48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-313-003 located at **4717 Sierra Madre Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/06/09 and 11/20/09)

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.

Mission Canyon/Santa Barbara/Hope Ranch Areas

1. 09BAR-00000-00176 Carty Garage Addition Mission Canyon
09LUP-00000-00466 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Timothy M. Steele, agent for the owner, Jones Trust, to consider Case No. 09BAR-00000-00176 for **conceptual review and preliminary approval of a garage addition of approximately 900 square feet.** The following structures currently exist on the parcel: residence of approximately 1,796 square feet and an accessory structure of approximately 947 square feet. Less than 50 cubic yards of cut and fill be required. The property is a 0.9 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-330-029, located at **1340 Tunnel Road** in the Mission Canyon area, First Supervisorial District.

2. Discussion Item Schiffer Jesusita Fire Rebuild Mission Canyon
09JES-00000-00062 (Lisa Martin, Case Manager) **Jurisdiction: Discussion**

Request of Akiko Wade Davis, agent for the owners, Howard and Kim Schiffer, **for discussion regarding a new residence of approximately 2,083 square feet.** The original residence of approximately 2,481 square feet was lost in the Jesusita Fire, and the detached garage of

approximately 260 square feet remains. The proposed project will not require grading. The property is a 0.41 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-032-010, located at **1450 Orange Grove** in the Mission Canyon area, First Supervisorial District.

3. **09BAR-00000-00179** **Nolasco Garage Conversion** **Santa Barbara**
(no planner assigned) **Jurisdiction: Goleta**
Request of Esteban Solis, agent for the owner, Roberto Nolasco, to consider Case No. 09BAR-00000-00179 for **conceptual review of the conversion of the existing garage of approximately 464 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,476 square feet and an attached garage of approximately 464 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-352-003, located at 4883 Kodiak Ave. 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. **09BAR-00000-00180** **Tziouvaras Additions** **Santa Barbara**
(no planner assigned) **Jurisdiction: Goleta**
Request of Peter j. Ehlen, architect for the owners, Paul and Vivi Tziouvaras, to consider Case No. 09BAR-00000-00180 for **conceptual review of an addition of approximately 722 to the existing residence and an addition of approximately 260 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 3,120 square feet and a detached garage of approximately 555 square feet. The proposed project will require approximately 90 cubic yards of cut and no fill. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-430-026, located at **1009 Via Los Padres** in the Santa Barbara area, Second Supervisorial District.

5. **09BAR-00000-00170** **Richards Residence Remodel** **Hope Ranch**
09LUP-00000-000450 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of William Wolf, Pacific Arc Inc. Architects, architect for the owners, Edmund and Ann Richards, to consider Case No. 09BAR-00000-00170 for **preliminary/final approval of additions of approximately 709 square feet to the existing single family dwelling and interior and exterior alterations, demolition of an existing stable and construction of a new guesthouse of approximately 344 square feet attached to a new detached garage of 736 square feet, a new trellis patio cover of approximately 250 square feet, new entry gates, driveway alterations, and grading of approximately 48 cubic yards.** The following structures currently exist on the parcel: a two story residence of approximately 3,100 square feet and stable of 298 square feet. The property is a 1.63 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-032-018, located at **915 Via Rosita** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/06/09 and 11/20/09)

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

6. **09BAR-00000-00160** **Scharin/Mays Residence Addition** **Hope Ranch**
09LUP-00000-00417 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Lee Geisler, agent for the owners, Johan Scharin and Pamela Mays, to consider Case No. 09BAR-00000-00160 for **further conceptual review of a residence addition of approximately 1,352 square feet.** The following structure currently exists on the parcel: a two story residence of approximately 2,690 square feet. The proposed project will not require grading. The property is a 1.97 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number

061-301-038, located at **4161 Vieja Drive** in the Hope Ranch area, Second Supervisorial District.
(Continued from 10/23/09)

7. **09BAR-00000-00178** **Melton Addition/New Garage** **Hope Ranch**
09LUP-00000-00474 (Kimberly McCarthy, Planner) **Jurisdiction: Design Overlay**
Request of Eric Swenumson, agent for the owner, Kurt Melton, to consider Case No. 09BAR-00000-00178 for **conceptual review and preliminary approval of an addition of approximately 903 square feet to the existing residence and a new attached garage of approximately 470 square feet.** The following structure currently exists on the parcel: residence of approximately 1,412 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-191-005, located at **295 Arboleda Road** in the Hope Ranch area, Second Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

8. **09BAR-00000-00183** **Biddlecomb/Garrett Guesthouse** **Toro Canyon**
(no planner assigned) **Jurisdiction: Toro**
Request of Christopher Price, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **conceptual review of an as-built guesthouse of approximately 650 square feet.** The following structures currently exist on the parcel: residence of approximately 2,956 feet and a detached garage of approximately 1,034 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at **3333 Foothill Road** in the Toro Canyon area, First Supervisorial District.

9. **09BAR-00000-00185** **Circle G LLC Pool/Spa/Patio/Deck/Bath** **Carpinteria**
09CDP-00000-00094 (no planner assigned) **Jurisdiction: Ridgeline - Rural**
Request of Jennifer Foster, agent for the owners, Victoria Jackson and Bill Guthy, to consider Case No. 09BAR-00000-00185 for **conceptual review of a pool of approximately 1,344 square feet, patio/deck of approximately 1,780 square feet, bath/storage structure of approximately 170 square feet, and detached office of approximately 391 square feet.** The following structures currently exist on the parcel: residence of approximately 4,377 square feet and a garage of approximately 1,054 square feet. The proposed project will require approximately 78 cubic yards of cut and approximately 17 cubic yards of fill. The property is 161.37 total acres zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-200-081 and -082, located at **6060 Casitas Pass Road** in the Carpinteria area, First Supervisorial District.

10. **08BAR-00000-00160** **Peeleman New Residence after Fire** **Carpinteria**
08CDP-00000-00134 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jason Grant, agent for the owners, Ron and Linda Peeleman, to consider Case No. 08BAR-00000-00160 for **further conceptual review of a new residence of approximately 3,132 square feet and attached 4-car garage of approximately 514 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and 0 cubic yards of fill. The property is a 2.8 acre parcel zoned 3-R-1 and shown as Assessor's Parcel Number 001-160-007, -008, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 8/22/08 and 10/17/08)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: December 4, 2009

RE: 07BAR-00000-00243; Friedlander-Hackett New SFD and Workshop; 07CDP-00000-00121; 6925 Shepard Mesa Road, Shepard Mesa; APN 001-101-044

Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Local Coastal Program, subject to certain conditions.

<input type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Agent has worked with P&D staff to address all zoning issues and concerns.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow for the construction of a of a residence with attached two car garage of approximately 2,635 square feet with an attached garage of approximately 515 square feet, a detached workshop of 350 square feet and a swimming pool of approximately 172.5 square feet. No trees or native habitat are proposed for removal. Grading would be approximately 645 cubic yards of cut and 645 cubic yards of fill. The parcel would be served by the Carpinteria Valley Water District, a private septic system, and the Carpinteria-Summerland Fire District. Access would be provided by a private driveway off of Shepard Mesa Road. The property is a 0.88-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at 6925 Shepard Mesa Road in the Carpinteria Area, First 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 Coastal Development 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 Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks

DATE: November 20, 2009

RE: 09BAR-00000-00166, Carter Addition, 09LUP-00000-00442, 4717 Sierra Madre Rd., APN 059-313-003

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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL on CONSENT
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a 618 sq. ft. (gross) first and second story addition to the existing one-story dwelling, interior remodel, new 170 sq. ft. (gross) pergola, new concrete

patio, replacement of existing windows & doors, and a new roof. The project will not require grading. No tree or native vegetation removal is proposed. The residence will continue to be served by the Santa Barbara County Water Agency, Santa Barbara County Fire Department and Goleta Sanitary District. Access to the site will continue to be taken from Sierra Madre Rd. The property is a 0.48-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-313-003, located at 4717 Sierra Madre Road in the Goleta Planning 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: November 23, 2009

RE: 09BAR-00000-00176/09LUP-00000-00466, Jones/Carty Family Trust - Attached
Garage

Preliminary review indicates that the project complies with the all requirements of the RR-5 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**
- PRELIMINARY/FINAL**
- FINAL**
- REVISED FINAL**

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project is subject to the Draft Mission Canyon Residential Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for the construction of an attached garage approximately 947 square feet in size. The garage will be attached to the existing two-car garage which will then be utilized as a workshop, southwest of the dwelling. The height of the garage

addition will match the height of the existing structure (approximately 13 feet). Construction of the garage will require minimal grading (less than 50 cubic yards) and will not affect any native vegetation or specimen trees.


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, 09LUP-00000-00466
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Lisa S. Martin 

DATE: December 1, 2009

RE: 09JES-00000-00062, Jesusita Fire Schiffer SFD Reconstruction
1450 Orange Grove Avenue, Assessor Parcel Number 023-032-010

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:

- DISCUSSION ITEM ONLY**
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The second story element of the proposed single-family dwelling compared to the second story of the destroyed home.

This project is a reconstruction of a single-family residence destroyed in the Jesusita Fire. It has been sent to SBAR as a noticed Discussion Item to see if there is any opposition in the neighborhood relative to the enlarged second story element. The floor area of the second story is larger than the previous home, although the overall height of the residence is 3-1/2" shorter. The project generally meets the criteria for an Exemption, as outlined in Section 35.20.040.2.a of the County Land Use & Development Code for replacement or restoration of a conforming structure

damaged or destroyed by a disaster. This section states that the replacement structure shall be *“for the same use, shall be in the same general footprint location, and shall not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, or 250 square feet, whichever is less.”* The new home is within the same approximate footprint location, is smaller in total square footage, and is lower than the previous height, although the second story element in the proposed home is relocated, and is 360 sq. ft. larger than the second story element of the destroyed home.

Staff has allowed exterior design changes to other fire rebuilds in this area, as high fire construction requirements have become much more restrictive and many methods, such as siding, are not allowed or are no longer a cost effective option. The Mission Canyon Association has reviewed the plans and has no objections to the design.

Many public comment letters are attached.

PROJECT DESCRIPTION:

The proposed project is for reconstruction of an approximately 2,481 sq. ft. two-story single family dwelling lost in the Jesusita Fire. The previous home had a first floor area of 1,949 sq. ft. and a second floor area of 532 square feet. The proposed home would have a first floor of 1,191 sq. ft. and a second floor of 892 sq. feet. Total square footage of the residence would be reduced by 398 sq. ft., for a new proposed total square footage of 2,083 sq. feet. Access to the project site is off of Orange Grove Avenue. The existing one-car garage would remain. A existing secondary access to the property off of Tunnel Road would be made more formal, and would provide additional guest parking. Less than 50 cubic yards of grading would be required for the project.

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: November 19, 2009

RE: 09BAR-00000-00178/09LUP-00000-00474, Melton SFD Additions

Preliminary review indicates that the project complies with the all requirements of the 20-R-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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project is subject to the Eastern Goleta Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow additions to the existing single family dwelling. The proposed additions will add a master bedroom suite (approximately 559 square feet) to the southwest corner of the structure, enlarge the existing living room, family room and kitchen (approximately 110 square feet, 71 square feet and 112 square feet respectively), create an attached

two-car garage on the northeast corner of the dwelling (approximately 470 square feet) and create a new entryway (approximately 51 square feet) to the existing single family dwelling. The project includes the demolition of approximately 52 square feet from the existing residence. The project will not require significant grading (less than 50 cubic yards) or the removal of any native vegetation. Two nonnative trees (palm and lemon tree) located on the north east portion of the property are proposed to be removed.

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
Anita Hodosy, P&D