



COUNTY OF SANTA BARBARA

Revised SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT SCHEDULES

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 14, 2007
9:00 A.M.**

Revisions: Item #8 07BAR-00000-00304 Simon Residence Addition has revision to project description.

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		
Scott Ellinwood		

- 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.

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 30, 2007 will be considered.
- IV. **CONSENT AGENDA:**

2. **07BAR-00000-00235 Kleidermacher Addition/Interior Remodel Goleta**
07LUP-00000-00733 (Lisa Martin, Planner) Jurisdiction: Goleta
Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust, to consider Case No. 07AR-00000-00235, for **further conceptual review/preliminary approval of a one story residential addition of approximately 1,797 square feet. The additions include an entry addition of approximately 120 square feet, a bed/bath addition of approximately 274 square feet, a master suite addition of approximately 705 square feet and conversion of the existing garage to habitable space, as well as a new attached garage of approximately 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1,880 square feet with an attached garage of approximately 550 square feet. The proposed project 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. (Continued from 10/05/07 & 11/30/07)
3. **07BAR-00000-00305 Skeen Pool House and Pool Santa Barbara**
07LUP-00000-00793, 07MOD-00000-00015 (Eric Gage, Planner) Jurisdiction: Goleta
Request of On Design Architects, architect for the owner, William Skeen, to consider Case No. 07BAR-00000-00305 for **conceptual review of a pool house of approximately 732 square feet and pool.** The following structures currently exist on the parcel: a residence of approximately 2,176 square feet, garage of approximately 566 square feet and shed of approximately 90 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 14,801 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Goleta area, Second Supervisorial District.

The Representatives for the following site visit should be in attendance at the site by 10:45 A. M.

Site Visit

4. **07BAR-00000-00243 Friedlander/Hackett Single Family Dwelling and Accessory Structure Carpinteria**
07CUP-00000-00085 (Jim Heaton, 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 a **site visit of a residence with attached two car garage 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.** The lot is currently vacant. 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)

The Representatives for the following site visit should be in attendance at the site by 11:15 A. M.

Site Visit

5. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**
07LUP-00000-00797 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for a **site visit of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 & 10/19/07)

**The Representatives for the following site visit should be in attendance at the site by
11:45 A. M.**

Site Visit

6. **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 **site visit 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. (Continued from 11/02/07)

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

7. **07BAR-00000-00264 Vogel Landing and Beach Access Staircase Hope Ranch**
06CDH-00000-00264 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Charles McClure, architect and Jonathan Leech, agent for the owners, Jack and Cynthia Vogel, to consider Case No. 07BAR-00000-00264 for **further conceptual review of repairs and remedial alterations to portions of an existing beach-access staircase involving approximately 20 linear feet and the base of stairway and landing located on the beach. Also included is the removal of unpermitted development within the bluff-top setback including a gazebo, spa and deck.** The following structures currently exist on the parcel: a residence with attached garage of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.21 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-003, located at **4167 Creciente Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/16/07)
8. **07BAR-00000-00304 Simon Residence Addition Hope Ranch**
07LUP-00000-00304 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jason Grant, architect for the owner, Howard Simon, to consider Case No. 07BAR-00000-00304 for **conceptual review/preliminary/final approval of a residence addition of approximately 396 square feet and a re-roof of approximately 1,220 square feet of existing roof area. A portion of the new roof will be raised six inches as well.** The following structures currently exist on the parcel: a residence and attached garage of approximately 3,011 square feet. The proposed project will not require grading. The property is a 1.70 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 063-081-001, located at **959 Via Rosita** in the Hope Ranch area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**
07LUP-00000-00797 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **further conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 & 10/19/07)

10. 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 **further 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. (Continued from 11/02/07)

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

11. 06BAR-00000-00315 Mormann Additions & Setback Modification Hope Ranch
06LUP-00000-01136 (J. Ritterbeck, Planner) Jurisdiction: 35-82.130.D(2) – Urban
06MOD-00000-00315

Request of Greg Schmandt, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **final approval of a residential additions: 27 square foot kitchen addition, a new 379 square foot 1-car attached garage, 495 square feet of new covered porches, and a 397 square foot addition to the master bed/bath that received ZA approval for a modification to the required 125 foot front setback.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.49 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at 977 Via Rosita in the Hope Ranch area, Second Supervisorial District. (Continued from 2/02/07 & 8/24/07)

Drive by site visit to be conducted:

12. 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 & 11/02/07)

13. 07BAR-00000-00178 Ford New Guesthouse and Pool Hope Ranch
07LUP-00000-00680 (Eric Gage, Planner) Jurisdiction: Ridgeline-Urban

Request of On Design, architect for the owner, Eric Ford, to consider Case No. 07BAR-00000-00178 for **preliminary approval of a new guesthouse of approximately 800 square feet with an attached covered patio of approximately 704 square feet and new pool of approximately 528 square feet.** The following structures currently exist on the parcel: residence of approximately 4,406 square feet and a detached two-car garage of approximately 586 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.84 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-030-052, located at **3904 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/10/07)

Toro Canyon/Summerland/Carpinteria Areas

14. **07BAR-00000-00056 Summerland LLC As-Built Accessory Structure Summerland**
07CUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Sophie Calvin, agent for the owner, Summerland LLC, to consider Case No. 07BAR-00000-00056 for **preliminary approval of the following residential development: removal of 93 square feet of trellises located in the side setback, removal of 206 square feet of deck above the garage, reconversion of unpermitted habitable space to a 455 square foot two car attached garage, removal of a kitchenette and shower and the reconversion of unpermitted habitable space to 839 square feet of storage space on the first floor, legalize 198 square feet of deck above garage, and to legalize an as-built workshop of approximately 362 square feet with approximately 68 square feet to be demolished, the workshop will also require a modification to the required 2- foot front setback to allow 72 square feet of the encroachment.** The following structures currently exist on the parcel: a residence of approximately 897 square feet, storage unit of approximately 563 square feet and a garage of approximately 455 square feet. The proposed project will not require grading. The property is a 6,250 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-172-002, located at **2211 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07)
15. **07BAR-00000-00146 Jaffe New Residence and Garage Summerland**
07CDP-00000-00089 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Rural**
07CDP-00000-00089
Request of Alicia Harrison of Hatch & Parent, and agent for the owner, Michael and Jann Jaffe, to consider Case No. 07BAR-00000-00146 for **final approval of a new residence of approximately 3,490 square feet with a basement of approximately 948 square feet and new detached three car garage of approximately 747 square feet, detached accessory structure of approximately 697 square feet located below the garage. Also proposed are decks of approximately 2,014 square feet, a pool of approximately a 472 square feet, and spa of approximately 102 square feet. Also, the new SFD will have an average plate height of 9'-5" throughout the entire house, and within the Summerland Community Plan area a 10% FAR penalty for plate heights over 9'-0" on small lots resulting in a maximum allowable floor area of 4,455 square feet (SFD + garage). The new 4,438 structure has been designed to be under this maximum.** No structures currently exist on the parcel. The proposed project will require approximately 1,189 cubic yards of cut and approximately 1,198 cubic yards of fill. The property is a 1.0 (gross) 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 & 11/02/07)

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

16. **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 & 11/02/07)

17. **07BAR-00000-00300 Duca New Horse Barn and Entry Gate** **Toro Canyon**
07CDH-0000-00034, 07CDP-00000-00122 (Sarah Clark, Planner) **Jurisdiction: Toro/Coastal**
Request of Loren Solin, architect for the owner, Suzanne Duca, to consider Case No. 07BAR-00000-00300 for **conceptual review of new horse barn of approximately 995 square feet with covered storage of approximately 213 square feet, new entry gate and driveway.** The following structures currently exist on the parcel: a residence of approximately 2,603 square feet and garage/workroom of approximately 1,192 square feet. The proposed project will not require grading. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-038, located at **3001 Padaro Lane** in the Toro Canyon area, First Supervisorial District.
18. **07BAR-00000-00243 Friedlander/Hackett Single Family Dwelling and Accessory Structure** **Carpinteria**
07CUP-00000-00085 (Jim Heaton, 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 **further conceptual review of a residence with attached two car garage 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.** The lot is currently vacant. 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)