



# COUNTY OF SANTA BARBARA

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

**Meeting Date: June 8, 2007**

**9:00 A.M.**

***Site Visit: 06BAR-00000-00208 Zucker New Residence located at 1747 San Marcos Pass in the Santa Barbara area scheduled at 11:00 a.m. and later for further conceptual review at 1:00 p.m.***

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

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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.
  - 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 (8:45 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 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 May 25, 2007 will be considered.

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

- C-1. 07BAR-00000-00083 Kraus Water Tanks Carpinteria**  
**06CDP-00000-00095 (Jim Heaton, Planner) Jurisdiction: Rural**  
Request of Robert Foley, agent for the owner, Ken Kraus, to consider Case No. 07BAR-00000-00083 for **preliminary/final approval on consent of four 6.5 feet tall 5,000 gallon water tanks of approximately 1,600 square feet.** The following structures currently exist on the parcel: a single family residence and an agricultural workshop/office are proposed under a separate permit. The proposed project will not require grading. The property is an 11.73 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-180-084, located at **4466 Foothill Road** in the Carpinteria area, First Supervisorial District. (Continued from 5/11/07)
- C-2. 06BAR-00000-00222 Reiter New Driveway and Landscape Plan Summerland**  
**06CDP-00000-00071 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban**  
Request of Sydney Baumgartner, architect for the owners, Garland and Brenda Reiter, to consider Case No. 03BAR-00000-00222 for **preliminary/final approval on consent of a relocation of a driveway and landscaping of approximately 39,900 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,800 square feet, pool house of approximately 800 square feet, swimming pool and guest house. The proposed project will require approximately 1,030 cubic yards of cut and fill. The property is a 2.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-070-017, -012, -013, located at **275 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/06/06)
- C-3. 07BAR-00000-00112 Groff Landscape Santa Barbara**  
**07LUP-00000-00297 (Nicole Mashore, Planner) Jurisdiction: Goleta**  
Request of Sam Maphis, architect for the owner, Scott Groff, to consider Case No. 07BAR-00000-00112 for **final approval on consent of a swimming pool, retaining walls and landscaping.** The following structures currently exist on the parcel: a residence of approximately 4,013 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 3.66 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-011, located at **4660 Via Huerto** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/25/07)

**V. BAR MEMBERS INFORMATIONAL BRIEFINGS:**

**VI. STAFF UPDATE:**

**VII. STANDARD AGENDA:**

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

**1. Briefing Mission Canyon Draft Residential Guidelines Mission Canyon Comprehensive Planning**

The Mission Canyon Area was identified by the Board of Supervisors for the formulation of Residential Design Guidelines and an update to the 1984 Mission Canyon Area homeowners, developers, and designers to create projects that contribute to community design objectives and provide the tools needed for staff, the South Board of Architectural Review (SBAR) and other decision-makers to properly evaluate development proposals. The proposed Residential Design Guidelines would apply to all new structures, including additions, except for exceptions to design review approval as identified in the County's Land Use and Development Code.

On June 8, 2007, staff will give an informational briefing and submit the preliminary draft of the Mission Canyon Residential Design Guidelines to the SBAR for comment. Staff will return to SBAR on June 22, 2007 for a formal presentation and to solicit SBAR and public input on the draft guidelines. After the hearing, the draft Design Guidelines will be placed on hold pending the Specific Plan Update. Both documents are scheduled for adoption hearings in summer 2008.

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

**Isla Vista/Goleta**

**2. 07BAR-00000-00059 Williams Residence Addition/Remodel Goleta**

07LUP-00000-00192 (Lisa Martin, Planner)

**Jurisdiction: Goleta**

Request of Tom Smith, architect for the owners, Jon and Julie Williams, to consider Case No. 07BAR-00000-00059 for **preliminary approval of a residence addition of approximately 719 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,292.5 square feet and guest house of approximately 390 square feet. The proposed project will not require grading. The property is a 21,275 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 069-041-003, located at **1144 N. Fairview** in the Goleta area, Second Supervisorial District. (Continued for 4/13/07)

**3. 07BAR-00000-00075 Kadiva Creative Signage Goleta**

07LUP-00000-00286(Amy Trester, Planner)

**Jurisdiction: Sign Ordinance**

Request of Mark Stienecker, agent for the owner, Christine Kesig, to consider Case No. 07BAR-00000-00075 for **conceptual review of a sign approximately 9 feet square (36" x 36")**. The following structures currently exist on the parcel: a commercial building of approximately 4,788 square feet. The proposed project will not require grading. The property is zoned C-3 and shown as Assessor's Parcel Number 061-100-007, located at **4223 State Street** in the Goleta area, Second Supervisorial District. (Continued from 4/27/06)

**The Representatives of the following site visit should be in attendance at the site by 11:00 A. M.**

**Site Visit**

4. **06BAR-00000-00208 Zucker New Residence Santa Barbara**  
**07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Goleta Ridgeline Rural**  
Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **site visit of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06 & 4/27/07)

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

5. **06BAR-00000-00208 Zucker New Residence Santa Barbara**  
**07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Goleta Ridgeline Rural**  
Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further conceptual review of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries.** No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06 & 4/27/07)
6. **07BAR-00000-00127 Rodriguez Residence Partial Demolition/Remodel Goleta**  
**07LUP-00000-00313 (Selena Buoni, Planner) Jurisdiction: Goleta**  
Request of R. Brian Nelson, architect for the owner, Al Rodriguez, to consider Case No. 07BAR-00000-00313 for **conceptual review of a partial residence demolition of approximately 2,248 square feet, proposed to include a first floor addition of approximately 2,482 square feet, second floor addition of approximately 2,323 square feet, porches of approximately 750 square feet and decks of approximately 864 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,374 square feet, garage/accessory structure of approximately 1,296 square feet, covered BBQ of approximately 780 square feet and shed of approximately 56 square feet. The proposed project will require approximately no cut and approximately 104 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006, located at **1020 La Vista Road** in the Goleta area, Second Supervisorial District.

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

7. **07BAR-00000-00029 Magid New Residence, Detached Garage, Cabana Santa Barbara**  
**07LUP-00000-00251 (Deborah Kramer, Planner) Jurisdiction: Ridgeline - Urban**  
Request of Jan Hochhauser, architect for the owner, Ilya Magid, to consider Case No. 07BAR-00000-00029 for **preliminary approval of a new residence of approximately 4,998 square feet, detached garage of approximately 800 square feet and pool cabana of approximately 260 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 994 cubic yards of cut and approximately 922 cubic yards of fill. The property is a 1.0 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-030-022, located at **1105 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/02/07 & 3/30/07)
8. **07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon**  
**07CNS-00000-00037 (Deborah Kramer, Planner) Jurisdiction: Ridgeline - Rural**

Request of Robert Mehl, architect for the owners, Shems and Cornelia Mandell, to consider Case No. 07BAR-00000-00107 for **conceptual review of a demolition and rebuild of a residence of approximately 2,800 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District.

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

9. **07BAR-00000-00110 Golizadeh Residence Addition and Remodel Santa Barbara**  
07LUP-00000-00317 (Amy Trester, Planner) **Jurisdiction: Goleta**  
Request of Hise K, Esparza, agent for the owners, Nelvi and Firouz Golizadeh, to consider Case No. 07BAR-00000-00110 for **conceptual review of a residence first floor addition of approximately 312 square feet, porch of approximately 180 square feet and second floor addition of approximately 631 square feet with a balcony of approximately 12 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,221 square feet and garage of approximately 377 square feet. The proposed project will not require grading. The property is a 9,025 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-062-013, located at **84 Lassen Road** in the Santa Barbara area, Second Supervisorial District.
10. **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 **conceptual review of a residence addition of approximately 2,370 square feet and demolition of existing garage of approximately 369 square feet and new garage and workshop of approximately 701 square feet.** 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.
11. **07BAR-00000-00118 Shapiro Guest House and Pool Santa Barbara**  
07LUP-00000-00304 (Lisa Martin, Planner) **Jurisdiction: Ridgeline- Rural**  
Request of Joe L. Ewing, architect for the owners, Stephen and Michele Shapiro, to consider Case No. 07BAR-00000-00118 for **conceptual review of a new guest house of approximately 798 square feet, pool, spa and outdoor shower.** The following structures currently exist on the parcel: a residence of approximately 2,998 square feet. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-300-004, located at **2000 San Marcos** in the Santa Barbara area, Second Supervisorial District.
12. **07BAR-00000-00138 Furukawa New Two Story Residence Hope Ranch**  
07CDP-00000-00042 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Ray Ketzel, architect for the owners, Mr. and Mrs. Gary Furukawa, to consider Case No. 07BAR-00000-00138 for **conceptual review/preliminary approval of a new two story residence of approximately 7,181 square feet, garage of approximately 1,764 square feet and guesthouse of approximately 736 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 4.08 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-172-003 located at **4275 Mariposa Drive** in the Hope Ranch area, Second Supervisorial District.

### **Toro Canyon/Summerland/Carpinteria Areas**

13. **07BAR-00000-00006 Baumgarten Residence Demolition/Rebuild Toro Canyon**  
07CDH-00000-00024 (Deborah Kramer, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Mark Armstrong, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **revised conceptual review of a residence demolition and rebuild of approximately 3,636 square feet, garage with workshop of approximately 1,349 square feet and deck of approximately 954 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed project will require approximately 144 cubic yards of cut and approximately 134 cubic yards of fill. The property is a 1.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07)

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

14. **07BAR-00000-00121 Poleshuk New Garage And Garage Conversion Toro Canyon**  
07CDP-00000-00053 (Deborah Kramer, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Susan Sherwin, agent for the owners, Lori and Steven Poleshuk, to consider Case No. 07BAR-00000-00121 for **conceptual review of a new garage of approximately 442 square feet and conversion of existing garage to a guesthouse of approximately 532 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,494 square feet, detached garage of approximately 532 square feet and deck areas of approximately 710 square feet. The proposed project will require approximately 3.8 cubic yards of cut and no 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.
15. **07BAR-00000-00108 Levin Exterior Alteration Toro Canyon/Carpinteria**  
(No Assigned Planner) **Jurisdiction: Coastal**  
Request of Shubin and Donaldson architect for the owner, Claire Levine, to consider Case No. 07BAR-00000-00108 for **conceptual review of an exterior façade alteration.** The following structures currently exist on the parcel: a residence of approximately 2,737 square feet, garage of approximately 547 square feet and guest house of approximately 646 square feet. The proposed project will not require grading. The property is a 1.17 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-027, located at **3595 Padaro Lane** in the Toro Canyon/Carpinteria area, First Supervisorial District.
16. **07BAR-00000-00119 Stein New Residence/Garage/Deck and Site Wall Carpinteria**  
07CDH-00000-00014 (Travis Cleveland, Planner) **Jurisdiction: Toro Canyon**  
07CUP-00000-00037

Request of Tom Jacobs, architect for the owners, Eugene and Marilyn Stein, to consider Case No. 07BAR-00000-00119 for **conceptual review of a new residence of approximately 2,940 square feet, attached garage of approximately 472 square feet, deck of approximately 602 square feet and site wall approximately 8 feet high, 187 feet in length.** The following structures currently exist on the parcel: a residence of approximately 680 square feet. The proposed project will require approximately less than 50 cubic yards of cut and fill. The property is a .262 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-053, located at **0 Padaro Lane** in the Carpinteria area, First Supervisorial District.

- 17. 06BAR-00000-00302 Rothbard New Residence Carpinteria**  
07CDP-00000-00039 (Errin Briggs, Planner) Jurisdiction: Toro  
Request of Britt Jewett, architect for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00302 for **preliminary approval of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guest house of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,700 square feet, second residence of approximately 2,500 square feet and a garage/barn of approximately 1,000 square feet. The proposed project will require approximately 1,700 cubic yards of cut and no fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 & 2/23/07 & 5/25/07)
- 18. 06BAR-00000-00096 Rothbard Farm Employee Residence, Barns & Accessory Structures Toro Canyon**  
(Errin Briggs, Planner) Jurisdiction: Toro  
Request of Chris Price, agent and Burnett Jewett Architects, for the owner, Michael Rothbard, to consider Case No. 06BAR-00000-00096 for **preliminary approval of a farm employee residence of approximately 3,824 square feet, a barn of approximately 1,296 square feet, a barn of approximately 2,160 square feet, water house of approximately 144 square feet, and equipment shed of approximately 2,500 square feet.** The following structures currently exist on the parcel: a main residence of approximately 4,500 square feet, second residence of approximately 2,500 square feet and two barns of approximately 300 square feet each. The proposed project will require approximately 41,620 CY of cut and approximately 47,329 CY of fill. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/19/06 & 1/19/07)