



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

**Meeting Date: January 4, 2008
9:00 A.M.**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Valerie Froscher	Jeremy Roberts	- Chair
Martha Gary	Chris Roberts	- Vice Chair
Laurie Roman	Jason Moore	- SBAR Secretary
Will Rivera	Anne Almy	- Supervising Planner
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.
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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 December 14, 2007 will be considered.

IV. CONSENT AGENDA:

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

- C-1. **07BAR-00000-00205 Gin Single Family Dwelling Addition** **Goleta**
07LUP-00000-00545 (Lisa Martin, Planner) **Jurisdiction: Goleta**

Request of Mark Mansfeld, architect for the owners, Irene and Ron Gin, to consider Case No. 07BAR-00000-00205 for **final approval on consent of a second floor addition of approximately 485 square feet to the existing residence and legalization of an unpermitted garage conversion to habitable space.** The following structure currently exists on the parcel: residence of approximately 1,450 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-009, located at **684 Andy Lane** in the Goleta area, Second Supervisorial District. (Continued from 9/07/07, 11/30/07, and 12/14/07)

- C-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 **final approval on consent 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, and 12/14/07)

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. ELECTION OF SBAR CHAIR AND VICE CHAIR

VIII. STANDARD AGENDA:

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

1. **06BAR-00000-00316** **Santa Barbara Botanic Garden Vital Mission Plan** **Mission Canyon**
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The

property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at **1212 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, and 11/02/07)

The Representatives of the site visit should be in attendance at the site by 1:00 P. M.

2. **07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon**
07LUP-00000-00782 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for a **site visit of a new residence of approximately 1,872 square feet**. The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07)

The Representatives of the following items should be in attendance at this SBAR Meeting by 1:45 P. M.

Isla Vista/Goleta/Santa Barbara

3. **07BAR-00000-00315 T-Mobile @ Magnolia Center Santa Barbara**
06DVP-00000-00002 (Heather Imgrund, Planner) **Jurisdiction: Design Control Overlay**

Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **conceptual review and preliminary approval of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center**. The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

4. **07BAR-00000-00310 Medina Residence Addition Santa Barbara**
07LUP-00000-00881 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of Xavier Cobiani, architect for the owner, Ruben Medina, to consider Case No. 07BAR-00000-00310 for **conceptual review and preliminary/final approval of a residence addition of approximately 166.5 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,368 square feet and two-car garage of approximately 430 square feet. The proposed project will not require grading. The property is a 0.16 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 067-393-013, located at **311 Santa Rosalia** in the Santa Barbara area, Second Supervisorial District.

5. **06BAR-00000-00208 Zucker New Residence Santa Barbara**
07LUP-00000-00178 (Jim Heaton, Planner) **Jurisdiction: 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 and an attached**

garage of approximately 440 square feet. No structures currently exist on the parcel. The proposed project will require approximately 6,800 cubic yards of cut and approximately 4,850 cubic yards of fill. The property is a 150 total acres 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, 6/08/07, 7/6/07, 8/24/07, and 11/30/07)

6. **07BAR-00000-00311** **Beck New Residence** **Isla Vista**
(no planner assigned) **Jurisdiction: Goleta**

Request of Ron Sorgman, architect for the owner, Timothy Beck, to consider Case No. 07BAR-00000-00311 for **conceptual review of a new residence of approximately 2,000 square feet and attached garage of approximately 420 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,112 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde** in the Isla Vista area, Third Supervisorial District.

7. **07BAR-00000-00194** **Doann Residence Addition/Remodel** **Santa Barbra**
07LUP-00000-00643 (Amy Trester, Planner) **Jurisdiction: Ridgeline – Urban/Goleta**

Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **preliminary/final approval of an addition of approximately 293 square feet to the existing residence, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/24/07, 10/19/07, and 11/30/07)

8. **07BAR-00000-00132** **Ruse Partial Residence** **Santa Barbara**
Demolition, Addition, Remodel
07LUP-00000-00648 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of Carlos Grano, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **preliminary/final approval of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District. (Continued from 6/22/07 and 11/02/07)

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

9. **07BAR-00000-00272** **Fries New Residence** **Santa Barbara**
07CZI-00000-00088 (Seth Shank, Planner) **Jurisdiction: Goleta**

Request of Glen Fries, architect for the owner, Scot Fries, to consider Case No. 07BAR-00000-00272 for **further conceptual review of a new residence of approximately 3,955 square feet and garage of approximately 895 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately

250 cubic yards of fill. The property is a 0.64 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-009 located at **1366 Via Veneto** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

Mission Canyon/ Hope Ranch Areas

10. **07BAR-00000-00302** **Michel Residence Addition** **Mission Canyon**

Jurisdiction: Mission Canyon
(no planner assigned)

Request of Michal Winkelstein, agent for the owner, Harold Michel, to consider Case No. 07BAR-00000-00302 for **conceptual review of a residence addition of approximately 305 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,422 square feet and detached garage/guest room of approximately 687 square feet. The proposed project will not require grading. The property is a 0.32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-003, located at **815 Tye Road** in the Mission Canyon area, First Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

11. **07BAR-00000-00006** **Baumgarten Residence Demolition/Rebuild** **Toro Canyon**

Jurisdiction: Ridgeline - Rural
07CDP-00000-00024 (Eric Gage, Planner)

Request of Mark Armstrong, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **preliminary/final approval 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 410 cubic yards of cut and approximately 30 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, 6/08/07, and 7/20/07)

12. **06BAR-00000-00287** **Gilberg Residence Addition** **Toro Canyon**

Jurisdiction: Toro
07CDH-00000-00036 (Selena Buoni, Planner)

Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **further conceptual review (project previously reviewed for a modification 07MOD-00000-00010) of residence addition of approximately 1,070 square feet to an existing one-story residence**. The following structure currently exist on the parcel: a residence of approximately 1,418 square feet. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 and 11/02/07)

13. **07BAR-00000-00246** **Toms/Aquilino Single Family Dwelling** **Toro Canyon**

Jurisdiction: Toro
07LUP-00000-00782 (Seth Shank, Planner)

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **further conceptual review of a new residence of approximately 1,872 square feet**. The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021,

located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07)

Isla Vista

- 14. 07BAR-00000-00052 El Colegio Road Improvements Isla Vista**
07DVP-00000-00008 (Errin Briggs, Planner) **Jurisdiction: DVP**

Request of Joy Hufschmid of the County of Santa Barbara, to consider Case No. 07BAR-00000-00052 for **preliminary/final approval of roadway improvements of approximately 255,840 square feet and 60, 620 square foot of landscaping.** The following development currently exists on the site: curb, gutter, sidewalk, roadway paving, landscaping, and lighting. The existing development area at this location includes approximately 124,880 square feet of existing street and sidewalk and 191,580 square feet of existing landscaping. The total project area is approximately 316,460 square feet. The proposed project is located with the County road right-of-way, zoned SR-H and located along **El Colegio Road** between Stadium Road and Camino Del Sur in the Isla Vista/UCSB area, Third Supervisorial District. (Continued from 3/30/07 & 11/16/07)