



COUNTY OF SANTA BARBARA

REVISED BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of January 14, 2005

9:00 A.M.

Revision: Item # 9 County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas located at 4700 Cathedral Oaks to be dropped and continued to the BAR Meeting of February 11, 2005.

Bethany Clough - Chair
Robin Donaldson - 1st-Vice Chair
James King - 2nd Vice Chair
Kathryn Dole
Pamela Ferguson-Ettinger
Greg Ravatt
Chris Roberts
Valerie Froscher
Anita Hodosy - BAR Secretary
Peter Imhof - Planner III

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

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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 (8:30 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 December 17, 2004 will be considered.
- IV. ELECTION OF NEW BAR CHAIR AND CO VICE CHAIRS**
- V. CONSENT AGENDA: (Time Certain 8:30)**

C-1. 04BAR-00000-00031 Kenyon New Residence Isla Vista
04CDH-00000-00005/04MOD-00000-00008 (Adrienne Domas, Planner) Ridgeline: N/A
Request of Eric Swenumson, architect for the owners, John and Maud Kenyon, to consider Case No. 04BAR-00000-00031 **for revised final approval on consent for revision to garage door design of a new residence of approximately 1,938 square feet and two car garage of approximately 359 square feet and a setback Modification to allow a 1.5 foot encroachment into the side yard setback.** The following structures currently exist on the parcel: a residence of approximately 683 square feet. The proposed project will require approximately 14 cubic yards of cut and no fill. The property is a 6,337 square foot parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-223-015, located at **6519 Del Playa Drive in the Isla Vista area**, Third Supervisorial District. **(Continued from 2/27/04 ,3/26/04,5/28/04 & 7/09/04)**

C-2. 04BAR-00000-00109 Powell Residence Remodel and Addition Toro Canyon
04LUP-00000-00494 (Lisa Martin, Planner) Ridgeline: Rural
Request of Joe Ballentyne, agent for the owners, Larry and Jennifer Powell, to consider Case No. 04BAR-00000-00109 for **final approval on consent of a remodel and addition of approximately 2,400 square feet to an existing residence and addition of approximately 600 square foot to the garage.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and garage of approximately 600 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. The property is a .46 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-024, located at **244 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. **(Continued from 6/25/04, 7/30/04, 8/13/04, 9/10/04 & 12/17/04)**

VI. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VII. STAFF UPDATE:

VIII. STANDARD AGENDA:

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

Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas

1. 04BAR-00000-00302 Ward New Mixed Use Building Orcutt
04LUP-00000-01219 (Megan Lowery, Planner) Ridgeline: N/A
Request of Francisco Martinez, agent for the owners, Earl G. Ward and Dustin Ward, to consider Case No. 04BAR-00000-00302 for **conceptual review of a new mixed use building with lower floor for commercial use of approximately 4,000 square feet and upper floor for three apartment units each of approximately 1,197 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 14 cubic yards of cut and approximately 517 cubic yards of fill. The property is a 7,000 square foot parcel zoned OTR 14/GC and shown as Assessor's Parcel Number 105-101-005, located at **340 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

2. 04BAR-00000-00272 Bradshaw Residence Addition and New Deck Santa Ynez

04LUP-00000-01084 (Florence Trotter-Cadena, Planner) Ridgeline: Rural

Request of F. Evans Jones, architect for the owners, Mr. and Mrs. Bradshaw, to consider Case No. 04BAR-00000-00272 for **preliminary/final approval of a residence addition of approximately 750 square feet and a deck of approximately 860 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,070 square feet. The proposed project will not require grading. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 133-170-030, located at **3275 E. Oak Trail Road** in the Santa Ynez area, Third Supervisorial District. **(Continued from 11/19/04)**

3. 05BAR-00000-00004 Sprint PCS New Cellular Facility Bell Tower Orcutt
04CUP-00000-00034 (Nicole Horn, Planner) Ridgeline: N/A

Request of Tricia Knight, AFL Communications, agent for the owners, Sprint PCS, to consider Case No. 05BAR-00000-00004 for **conceptual review/preliminary approval of a cellular facility disguised as a bell tower of approximately 50 feet in height adjacent to the existing Saint Louis de Monfort Church**. The proposed project will require minimal grading. The property is a 1.23 acre parcel zoned PI and shown as Assessor's Parcel Number 103-200-044, located at **1190 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

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

4. 04BAR-00000-00308 Clary New Agricultural Support Building Santa Maria
04LUP-00000-01238 (Megan Lowery, Planner) Ridgeline: Rural

Request of David and Lillian Clary, owners, to consider Case No. 04BAR-00000-00308 for **conceptual review/preliminary/final approval of a new agricultural support building of approximately 720 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,400 square feet. The proposed project will require approximately 74 cubic yards of cut and approximately 68 cubic yards of fill. The property is a 40 acre parcel zoned 40-U and shown as Assessor's Parcel Number 131-210-011, located at **2988 Tepusquet Road** in the Santa Maria area, Fifth Supervisorial District.

5. 04BAR-00000-00210 Hubbard and Stauffer Residential Remodel/Addition Buellton
04LUP-00000-00849 (Megan Lowery, Planner) Ridgeline: Rural

Request of Douglas Jernberg, agent for the owners, Rick Hubbard and Judi Stauffer, to consider Case No. 04BAR-00000-00210 for **further conceptual review of an addition of approximately 1,722 square feet to an existing residence**. The following structures currently exist on the parcel: a residence and garage of approximately 2,966 square feet, barn of approximately 1,200 square feet and a barn of approximately 1,850 square feet. The proposed project will require approximately 42 cubic yards of cut and no fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-043-037, located at **1610 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. **(Continued from 9/10/04 & 10/29/04)**

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. 04BAR-00000-00304 Root Residence Addition Mission Canyon
04LUP-00000-01218 (Amy Trester, Planner) Ridgeline: Urban
- Request of Lee Smith, agent for the owner, David Root, to consider Case No. 04BAR-00000-00304 for **conceptual review of an addition of approximately 891 square feet to an existing residence**. The following structures currently exist on the parcel: a residence and garage. The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a 7,360.5 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-150-011, located at **986 Cheltenham** in the Mission Canyon area, First Supervisorial District.
7. 03BAR-00000-00153 Miller New Residence Mission Canyon
04LUP-00000-00278 (Robert Dostalek, Planner) Ridgeline: Urban
- Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual review/preliminary approval of a new residence of approximately 9,570 square feet, garage of approximately 1,533 square feet and basement of approximately 1,935 square feet. The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet**. The proposed project will require approximately 3,610 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. **(Continued from 6/20/03 & 9/19/03 & 12/17/04) Please note there have been changes made in grading amounts.**

The Representatives of the following items should be in attendance at this BAR Meeting by 11:30 A. M.

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. Appeal Klopp Appeal of Pryko New Residence Goleta
04APL-00000-00012 (Eric Engelbart, Planner) Ridgeline: N/A
- Request of the Planning Commission, in consideration of an appeal, for the BAR to recommend design changes that would help ensure neighborhood compatibility of the proposed new residence at 5421 Berkeley Road in the Goleta area. The property is an approximately 8,275 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-316-008, located at **5421 Berkeley Road** in the unincorporated area of Goleta area, Second Supervisorial District. **(Continued from 12/03/04)**

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

9. 04BAR-00000-000309 County of Santa Barbara/Verizon Wireless Faux Monopine Cellular Telephone Antennas Goleta
(Tom Figg, Planner) Ridgeline: N/A
- Request of Leah Emerson Ridge, agent for the owners, County of Santa Barbara and Verizon Wireless, to consider Case No. 04BAR-00000-00309 for **conceptual review of a faux monopine approximately 50 feet in height**. The property is zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks** in the Goleta area, Second Supervisorial District.

10. 04BAR-00000-00166 Williams New Residence and Garage Isla Vista
04CDH-00000-00016, (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00166, for **preliminary approval of a new residence of approximately 2,327 square feet and new garage each of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6517 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. **(Continued from 8/27/04 & 9/24/04 7 & 11/05/04)**
11. 04BAR-00000-00167 Williams New Residence and Garage Isla Vista
04CDH-00000-00017 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00167 for **preliminary approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6515 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. **(Continued from 8/27/04 & 9/24/04 & 11/05/04)**
12. 04BAR-00000-00169 Williams New Residence and Garage Isla Vista
04CDH-00000-00018 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00169 for **preliminary approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.) The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6513 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. **(Continued from 8/27/04 & 9/24/04 & 11/05/04)**
13. 03BAR-00000-00083 Abrego Road Investments Three Triplexes Isla Vista
01DVP-00000-00032 (Peter Lawson, Planner) Ridgeline: N/A
Request of Yvonne Chen, architect for the owners, Abrego Road Investments, to consider Case No. 03BAR-00000-00083 for **preliminary approval of three triplexes each approximately 2,000 square feet**. The following structures currently exist on the parcel: One duplex and two single family dwellings. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.0 acre zoned SR-H-20 and shown as Assessor's Parcel Number 075-052-007,

located at **6639 Abrego Road** in the Isla Vista area, Third Supervisorial District.
(Continued from 5/23/03)

Toro Canyon/Summerland/Carpinteria Areas

14. **04BAR-00000-00253 Lesher and Liao New Residence and Guest House Toro Canyon**
04LUP-00000-01213 (Eric Englebart, Planner) Ridgeline: N/A
Request of Barbara Bestor, architect for the owners, John Lesher and Christina Liao, to consider Case No. 04BAR-00000-00253 for **further conceptual review of a new residence of approximately 3,200 square feet and guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 788.6 cubic yards of cut and approximately 864.4 cubic yards of fill. The property is a 160.54 acre parcel zoned MT-TORO-100, MA-100 and MA-40 and shown as Assessor's Parcel Number 155-220-010, located at **660 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 11/05/04)

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

15. **04BAR-00000-00196 Ruben Residence Addition and Remodel Santa Barbara**
04LUP-00000-00874 (Dan Nemechek, Planner) Ridgeline: Urban
Request of Hugh Twibell, architect for the owners, Murray and Beth Ruben, to consider Case No. 04BAR-00000-00196 for **preliminary/final approval of an addition and remodel of approximately 118 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,670 square feet and garage of approximately 504 square feet. The proposed project will require approximately 47 cubic yards of cut and approximately 51 cubic yards of fill. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-231-003, located at **4554 Via Clarice** in the Goleta area, Second Supervisorial District. (Continued from 9/10/04)
16. **04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria**
04CNS-00000-00117 (Brian Baca, Planner) Ridgeline: N/A
Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **conceptual review of an addition of approximately 2,145 square feet to the existing residence and an addition of approximately 132 square feet to the existing deck.** The following structures currently exist on the parcel: a residence of approximately 1,272 square feet and two car garage of approximately 624 square feet. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District.
17. **04BAR-00000-00311 McMenamin Residence Addition and Remodel Toro Canyon**
04CDP-00000-00140 (Holly Bradbury, Planner) Ridgeline: Rural

Request of Susan Sherwin, agent for the owner, Rory McMenemy, to consider Case No. 04BAR-00000-00311 for **conceptual review of a residence addition and remodel of approximately 1,470 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,028 square feet and garage of approximately 615 square feet. The proposed project will require approximately 76 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-140-058, located at **428 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

18. **03BAR-00000-00010** **Rasmussen New Residence** **Summerland**
 03CDP-00000-00005 / 04VAR-00000-00001 (Dick Kentro, Planner) Ridgeline: Urban
 Request of Carl Scheider, architect for the owners, Jon and Gayle Rasmussen, to consider Case No. 03BAR-00000-00010 for **revised conceptual review of a new residence of approximately 2,033 square feet and garage of approximately 441 square feet with a 42 foot driveway bridge from the road to the garage level and a front yard setback variance that will allow the driveway bridge to connect to the house**. No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and approximately 480 cubic yards of fill. The property is a 5,975 square foot parcel zoned R-2 and shown as Assessor's Parcel Number 005-152-033, located at **2435 Golden Gate Avenue** in the Summerland area, First Supervisorial District. (Continued from 3/7/03, 4/25/03 & 5/23/03 & 6/6/03 & 8/22/03 & 12/05/03 & 6/25/04)

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

19. **04BAR-00000-00321**
Toomey New Residence and Detached Three Car Garage **Toro Canyon**
 04CDP-00000-00141 (Alice Daly, Planner) Ridgeline: Urban
 Request of Peter Becker, architect for the owner, Christopher Toomey, to consider Case No. 04BAR-00000-00321 for **conceptual review of a new residence of approximately 5,200 square feet and detached three car garage of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of 1,500 square feet to be demolished. The proposed project will require approximately 1900 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-056, located at **2820 Torito Road** in the Toro Canyon area, First Supervisorial District.
20. **04BAR-00000-00271** **Mac Naughton Residence Addition** **Carpinteria**
 04CDH-00000-00033 (Dan Nemechek, Planner) Ridgeline: N/A
 Request of Jeremy Roberts, architect for the owner, Liza Jane Mac Naughton, to consider Case No. 04BAR-00000-00271 for **conceptual review of a residence addition of approximately 262 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and garage of approximately 437 square feet. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-008, located at **124 Rincon Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/19/04)
21. **04BAR-00000-00237**
Haynie Demo/New Residence, Garage and Guest House **Summerland**
 04LUP-00000-00940 (Alice Daly, Planner) Ridgeline: N/A
 Request of Harrison Design Associates, architect for the owner, Douglas Haynie, to consider Case No. 04BAR-00000-00237 for **preliminary approval of a new residence of approximately 4,669 square feet, attached garage of approximately 750 square feet and guest house of approximately 784 square feet**. The following structures currently

exist on the parcel: a residence (to be demolished) of approximately 3,682 square feet and attached garage of approximately 817 square feet square feet. The proposed project will require approximately 37cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-024, located at **355 Ortega Ridge Road** in the Summerland area, First Supervisorial District. **(Continued from 10/01/04)**