



COUNTY OF SANTA BARBARA

Revised 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: January 18, 2008
9:00 A.M.**

Revisions: Item 14 07BAR-00000-00174 Koke Detached Garage, Guesthouse and Accessory Structures 4230 Cresta Avenue project description and levels of approval have been revised. Item 13 07BAR-00000-00329 Turnpike Shell Enclosures 175 Turnpike Road approval levels have been changed to include preliminary and final approvals.

Valerie Froscher	Jeremy Roberts	- Vice Chair
Martha Gary	Chris Roberts	- Chair
Laurie Romano	Anita Hodosy	- SBAR Secretary
Will Rivera	Anne Almy	- Supervising Planner
Glen Morris		

- 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 December 14, 2007 and January 4, 2008 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-00000-00266 Whitney New Garage and Recreation Room Mission Canyon**
07LUP-00000-00836 (Lisa Martin, Planner) **Jurisdiction: Mission**

Request of Carl Lindberg, architect for the owner, Mark Whitney, to consider Case No. 07BAR-00000-00266 for **preliminary/final approval on consent of a new garage of approximately 378 square feet with a recreation room above of approximately 378 square feet. An existing garage of approximately 288 square feet will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,361 square feet, garage of approximately 288 square feet and detached residential second unit of 1,200 square feet (under construction). The proposed project will not require grading. The property is a 0.50 acre parcel zoned R-1 and shown as Assessor's Parcel Number 023-221-040, located at **2685 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/16/07)

- 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, 12/14/07, and 1/04/08)

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.

Isla Vista/Goleta

- 1. 04BAR-00000-00147 St. Athanasius Orothodox Church Goleta**
01CUP-00000-00152, 07ZCI-00000-00083 (Alex Tuttle, Planner) **Jurisdiction: Hollister Ave.**

Request of Jonathan Leech, Dudek and Associates, agent for the owner, St. Athanasius, to consider Case No. 04BAR-00000-00147 for **further conceptual and preliminary approval of a 4.6 acre church complex consisting of four structures totaling approximately 26,500 square feet; a one story temple of approximately 8,455 square feet, a one story chapel of approximately 750 square feet, a one story fellowship hall of 14,560 square feet and a one story administration building of approximately 2,735 square feet.** No structures currently exist on the parcel. The proposed project is on a level parcel and will require minimal grading. The property is a 21.75 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 071-140-072, located at **5441 Hollister Avenue** in the Goleta area, Second District. (Continued from 8/13/04, 3/11/05, 7/20/07, and 9/07/07)

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

2. **07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara**
07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07)

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

3. **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.** 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 with 1,950 cubic yards to be exported off site. 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, 11/30/07, and 1/04/08)

4. **07BAR-00000-00320 Lindsey Residence Addition Santa Barbara**
07LUP-00000-00679 (Lisa Martin, Planner) Jurisdiction: Ridgeline - Urban

Request of Steve Lindsay, owner, to consider Case No. 07BAR-00000-00320 for **conceptual review of a second-story residence addition of approximately 239 square feet and single car garage of approximately 240 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,544 square feet. The proposed project will not require grading. The property is a 6,360 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-026, located at **2965 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District.

Drive by Site Visit to be conducted:

5. **07BAR-00000-00131 Supulveda Residence Addition/New Second Story Santa Barbara**
07LUP-00000-00340 (Selena Buoni, Planner) Jurisdiction: Goleta

Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for **a informal site visit and further conceptual review of a residential first floor addition of approximately 1,742 square feet and second story addition of approximately 700 square feet, portico of approximately 455 square feet and attached garage of approximately 530 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is a 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 and 11/30/07)

6. **07BAR-00000-00287** **Hollstien New Residence, Garage and Barn** **Goleta**
07LUP-00000-00755 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Jessica Grant of Penfield & Smith, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 07BAR-00000-00287 (06BAR-00000-00172 *previous BAR number*) for **further conceptual review of new residence of approximately 4,006 square feet, a detached garage of approximately 900 square feet, and barn of approximately 3,080 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 11/30/07)

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

7. **06BAR-00000-00060** **Burman Demo Rebuild** **Goleta**
New Residence, Garage and Artist Studio
06CDH-00000-00012 (Selena Buoni, Planner) **Jurisdiction: Coastal**

Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **final approval of a new residence of approximately 3,497 square feet, garage of approximately 560 square feet, artist studio of approximately 351 square feet and a cabana of approximately 291 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet (to be demolished). The proposed grading will require less than 50 cubic yards of grading. The property is a .77 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second Supervisorial District. (Continued from 4/21/06, 06/02/06, 10/27/06, and 11/02/07)

8. **07BAR-00000-00278** **Briner Garage Conversion** **Santa Barbara**
07LUP-00000-00732 (Lisa Martin, Planner) **Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Alice Briner, to consider Case No. 07BAR-00000-00278 for **further conceptual and preliminary approval of a garage conversion of approximately 441 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,366 square feet and attached garage of approximately 441 square feet. The proposed project will not require grading. The property is a 11,630 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 061-020-094, located at **4645 Tajo Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07)

9. **07BAR-00000-00238** **Trenholme Garage Conversion, Carport** **Goleta**
07LUP-00000-00726 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Russell Trenholme, owner, to consider Case No. 07BAR-00000-00238 for **preliminary approval of conversion of existing garage to habitable space of approximately 455 square feet and new carport of approximately 440 square feet.** The following structures currently exist on the parcel: residence of approximately 2,476 square feet with an attached garage of approximately 474 square feet. The proposed project will not require grading. The property is a 0.5 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-211-024, located at **4012 Pala Lane** in the Goleta area, Second Supervisorial District. (Continued from 10/05/07 and 11/30/07)

10. **07BAR-00000-00177 Torchia Residence Addition and New Garage Santa Barbara**
07LUP-00000-00462 (Jim Heaton, Planner) Jurisdiction: Goleta

Request of Joaquin Ornelas, agent for the owner, Christian Torchia , to consider Case No. 07BAR-00000-00177 for **preliminary/final approval of a addition of approximately 606 square feet, demolition of existing garage and proposed new garage of approximately 906 square feet and covered porch of approximately 32 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 1,740 square feet and a residential second unit of approximately 796 square feet. The proposed project will not require grading. The property is a 25,002 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-202-020, located at **4455 Nueces Drive** in the Goleta area, Second Supervisorial District. (Continued from 8/10/07 and 11/30/07)

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

11. **07BAR-00000-00326 Condon Residence Addition/Remodel Santa Barbara**
07CDH-00000-00043 (Eric Gage, Planner) Jurisdiction: Goleta

Request of Chris Belanger, architect for the owner, Thomas Condon, to consider Case No. 07BAR-00000-00326 for **conceptual review of the demolition of an existing 475 square foot garage, and an addition of 1,844 square feet to an existing residence of approximately 2,060 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,060 square feet with attached garage of approximately 475 square feet, and two sheds of approximately 95 square feet. The proposed project will require approximately 15 cubic yards of cut and no fill. The property is a 28,945 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-290-029, located at **1257 Orchid Drive** in the Santa Barbara area, Second Supervisorial District.

Price Service Station

12. **07BAR-00000-00329 Enclosures, Exterior Change and ATM Machine Santa Barbara**
07SCD-00000-00056 (Seth Shank, Planner) Jurisdiction: Goleta

Request of A & S Engineering, agent for the owner, John Price, to consider Case No. 07BAR-00000-00329 for **conceptual review/preliminary/final approval of a new 7'x 15' equipment enclosure, 7'x 7' recycling enclosure, exterior stucco finish to an existing service station and new ATM Machine.** The following structures currently exist on the parcel: Existing service station/foodmart and canopies. The proposed project will not require grading. The property is zoned C-H and shown as Assessor's Parcel Number 067-320-037, located at **175 Turnpike Road** in the Santa Barbara area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

13. **07BAR-00000-00324 Kaska/Thorsch Demoliton/New Garage Mission Canyon**
07LUP-00000-00844 (Amy Trester, Planner) Jurisdiction: Mission Canyon

Request of Angie Huff, architect for the owners, Charles Kaska and Jennifer Thorsch, to consider Case No. 07BAR-00000-00324 for **conceptual review and preliminary/final approval of demolition and replacement garage of approximately 463 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,371 square feet and garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,534 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 023-222-026, located at **2746 Puesta Del Sol** in the Mission Canyon area, First Supervisorial District.

- 17. 07BAR-00000-00325 Lackner As-Built Structures Toro Canyon**
07LUP-00000-00832 (Amy Trester, Planner) Jurisdiction: Toro/Ridgeline Rural
Request of Andrew Roteman, agent for the owner, Peter Lackner, to consider Case No. 07BAR-00000-00325 for **conceptual review and preliminary/final approval of an existing workshop addition of approximately 137 square feet & conversion to guest house and as-built storage building of approximately 244 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,212 square feet, deck of approximately 321 square feet, workshop of approximately 790 square feet, storage structure of approximately 244 square feet and shed of approximately 83 square feet. The proposed project will not require grading. The property is a 3.23 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-041, located at **3090 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

Isla Vista

- 18. 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, and 01/04/08)