



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: February 1, 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	- Vice Chair
Martha Gray	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.
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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 January 18, 2008 will be considered.

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

IV. CONSENT AGENDA:

C-1. 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, 1/04/08, and 1/18/08)

C-2. 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 on consent 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 & 12/14/07)

C-3. 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 **final approval on consent 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 & 1/18/08)

Price Service Station

C-4. 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 **final approval on consent 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. (Continued from 1/18/08)

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.

- 1. 06BAR-00000-00156 T-Mobile Unmanned Wireless Telecommunications Facility Goleta**
06CUP-00000-00032 (Heather Allen, Planner) Jurisdiction: Condition of the Permit
Request of Tim Miller, agent for the applicants, Trillium for T Mobile, to consider Case No. 06BAR-00000-00156 for **preliminary/final approval of a proposed construction of an unmanned wireless telecommunications facility consisting of 3 panel antennas on a wood utility pole located in the public right-of-way on the west side of North Fairview Avenue. Project involves placement of two RBS 2106 equipment cabinets and one electrical meter pedestal on the east side of North Fairview Avenue with no lighting and with portions existing in Development Rural Neighborhood.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.08 acre parcel zoned RR-5, located in the Santa Barbara County right-of-way and associated with Assessor's Parcel Numbers 069-050-002 and 077-060-007, located in the Goleta area, Second Supervisorial District. (Continued from 10/06/06)
- 2. 07BAR-00000-00345 Goleta Water District Telecommunications Facility Goleta**
07CUP-00000-00092 (Megan Lowery, Planner) Jurisdiction: Goleta
Request of Ridge Communications, agent for the owners, Goleta Water District, to consider Case No. 07BAR-00000-00345 for **conceptual review of a new telecommunications facility of approximately 900 square feet.** The following structures currently exist on the parcel: administration building and maintenance yard building. The proposed project will not require grading. The property is a 4.26 acre parcel zoned PU and shown as Assessor's Parcel Numbers 061-051-032 and -033, located at **4699 Hollister Avenue** in the Goleta area, Second Supervisorial District.

- T-Mobile at Rocky Nook Park**
3. **06BAR-00000-00193 Unmanned Telecommunication Facility** **Mission Canyon**
04CUP-00000-00029 (Megan Lowery, Planner) **Jurisdiction: Mission**
Request of Sure Site Consulting Group, LLC, agent for the owner, Santa Barbara County General Service Department, to consider Case No. 06BAR-00000-00193 for **further conceptual review of an unmanned wireless telecommunication facility faux brosdleaf monopole of approximately 60'feet in height.** The following structures currently exist on the parcel: County Park Office Building and storage sheds. The proposed project will require minimal grading. The property is a 9.27 acre parcel zoned REC and shown as Assessor's Parcel Number 023-280-007, located at **610 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 9/22/06)

**The Representatives of the site visit should be in attendance
at this Site Visit by 10:45 A. M.**

4. **07BAR-00000-00239 Fell Single Family Dwelling, Cabana** **Toro Canyon**
07LUP-00000-00804 (Eric Gage, Planner) **Jurisdiction: Toro**
Request of Stefan Eder and Jane Snyder, architects for the owner, Robin Fell, to consider Case No. 07BAR-00000-00239 for **site visit of a new single family dwelling of approximately 11,500 square feet with basement of approximately 2,000 square feet, two attached garages of approximately 950 and 700 square feet, and cabana of approximately 750 square feet.** The following structures currently exist on the parcel: guesthouse of approximately 800 square feet. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-028, located at **2710 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/05/07)

**The Representatives of the site visit should be in attendance
at this Site Visit by 11:30 A. M.**

5. **07BAR-00000-00203 St. George Duplex** **Isla Vista**
07CDH-00000-00023 (Jim Heaton, Planner) **Jurisdiction: Ocean**
Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **a site visit of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07 & 11/30/07)

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

Isla Vista/Goleta

6. **07BAR-00000-00203 St. George Duplex** **Isla Vista**
07CDH-00000-00023 (Jim Heaton, Planner) **Jurisdiction: Ocean**
Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **further conceptual review of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07 & 11/30/07)

7. **07BAR-00000-00355 St. George Single Family Dwelling Addition Isla Vista**
07CDH-00000-00045 (J. Ritterbeck, Planner) **Jurisdiction: Ocean**
Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00355 for **conceptual review of a one bedroom/one bathroom addition of approximately 306 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,392 square feet with an attached garage of approximately 440 square feet. The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a 6,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-082-008, located at **885 Fortuna Lane** in the Isla Vista area, Third Supervisorial District.
8. **08BAR-00000-00001 Singh As-Built Storage Building Isla Vista**
08CDP-00000-00002 (J. Ritterbeck, Planner) **Jurisdiction: Ocean**
Request of W. David Winitzky, architect for the owners, Viran Singh, to consider Case No. 08BAR-00000-00001 for **conceptual review of an as-built storage building of approximately 1,368 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,267 square feet and kitchen annex also used for storage of approximately 448 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** in the Isla Vista area, Third Supervisorial District.
9. **07BAR-00000-00349 Stevens Single Family Dwelling Addition Santa Barbara**
07LUP-00000-00891 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Don Swann, agent for the owners, Spencer and Jaimie Stevens, to consider Case No. 07BAR-00000-00349 for **conceptual review of an addition totally approximately 418 square feet to the existing residence, a complete interior and exterior remodel, and new driveway and front courtyard area.** The following structures currently exist on the parcel: residence of approximately 1,538 square feet with an attached garage of approximately 452 square feet. The proposed project will not require grading. The property is a 7,758 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-441-004, located at **5373 Paseo Cameo** in the Santa Barbara area, Second Supervisorial District.

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

10. **07BAR-00000-00334 Marmo New Single Family Dwelling Santa Barbara**
07ZCI-00000-00121 (Jim Heaton, Planner) **Jurisdiction: Goleta**
Request of Murray Duncan, architect for the owners, Chris and Trish Marmo, to consider Case No. 07BAR-00000-00334 for **conceptual review of a new residence of approximately 4,927 square feet.** The lot is currently vacant. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 26,743 square foot parcel zoned D-R-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Santa Barbara area, Second Supervisorial District.
11. **07BAR-00000-00351 Pulice Barn, Packing House, Tea House Santa Barbara**
07DVP-00000-00030 (Errin Briggs, Planner) **Jurisdiction: DVP**
Request of Tony Xiques, architect for the owners, Ron and Stacy Pulice, to consider Case No. 07BAR-00000-00351 for **conceptual review of a barn of approximately 9,800 square feet, packing house of approximately 5,915 square feet, and tea house of approximately 531 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,131 square feet, four employee residences of approximately 1,500 square feet each, guesthouse of approximately 800 square feet with attached accessory structure of approximately 400 square feet, cabana of approximately 660 square feet, detached garage/workshop of approximately 1,800 square feet, and equipment shed of approximately 720 square feet with arbor. The proposed project will require approximately 75 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 277.13 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-100-028, located at **1100 Ellwood Canyon Road** in the Santa Barbara area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

12. **07BAR-00000-00339 Reish Single Family Dwelling Addition Santa Barbara**
07LUP-00000-00916 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of William Reish, agent/architect for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **conceptual review of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet.** The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District.
13. **07BAR-00000-00130 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara**
07LUP-00000-00227 (Mark Walter, Planner) **Jurisdiction: County**
Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 07BAR-00000-00130 for **further conceptual review of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/11/07)

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

14. **07BAR-00000-00039 Hope Inn Hotel Santa Barbara**
07PRE-00000-00014 (Holly Bradbury, Planner) **Jurisdiction: Commercial/Urban Hillside Ridgeline**
Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007, 10/05/07 & 11/16/07)
15. **06BAR-00000-00056 Barnick New Residence/Workshop/Modification Hope Ranch**
06CDH-00000-00037/08MOD-00000-00001 (Selena Buoni, Planner) **Jurisdiction: Coastal**
Request of Thiep Cung, architect for the owner, Michael Barnick, to consider Case No. 06BAR-00000-00056 for **preliminary approval of a new residence of approximately 11,180 square feet, attached garage of approximately 1,087 square feet, a detached workshop and garage of approximately 948 square feet, a garden house of approximately 150 square feet, and for a height modification to the 1.5-EX-1 zone, to enable the proposed residence to conform to the new height methodology (the project's height has not changed since conceptual review was given, but the height methodology has changed.** The following structures currently exist on the parcel: a garage of approximately 850 square feet. The proposed project will require approximately 4,495 cubic yards of cut and approximately 2,733 cubic yards of fill. The property is a 3.92 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-010, located at **4305 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/10/06)
16. **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 & 12/14/07)

17. **07BAR-00000-00282 Melgoza Residence Addition Mission Canyon**

07LUP-00000-00802 (Lisa Martin , Planner) **Jurisdiction:Mission/ Ridgeline Not Applicable**

Request of On Design Architects, architect for the owner, Jamie Melgoza, to consider Case No. 07BAR-00000-00282 for **preliminary/final approval of a one story residence addition of approximately 601 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,873 square feet. The proposed project will approximately than 20 cubic yards of cut and fill. The property is a .66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-079, located at **2540 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/30/07)

The Representatives of the following items should be in attendance at this SBAR Meeting by 4:00 P. M.

18. **07BAR-00000-00354 Powell Single Family Dwelling Addition Mission Canyon**
(no planner assigned) **Jurisdiction: Mission**

Request of Harold Powell, owner, to consider Case No. 07BAR-00000-00354 for **conceptual review of an addition of approximately 332 square feet to the existing residence and conversion of existing carport of approximately 280 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,526 square feet and carport of approximately 280 square feet. The proposed project will not require grading. The property is a 0.6 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-041, located at **2695 Foothill Road** in the Mission Canyon area, First Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

19. **07BAR-00000-00239 Fell Single Family Dwelling, Cabana Toro Canyon**
07LUP-00000-00804 (Eric Gage, Planner) **Jurisdiction: Toro**

Request of Stefan Eder and Jane Snyder, architects for the owner, Robin Fell, to consider Case No. 07BAR-00000-00239 for **further conceptual review of a new single family dwelling of approximately 11,500 square feet with basement of approximately 2,000 square feet, two attached garages of approximately 950 and 700 square feet, and cabana of approximately 750 square feet.** The following structures currently exist on the parcel: guesthouse of approximately 800 square feet. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-028, located at **2710 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/05/07)