



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: February 3, 2012
9:00 A.M.**

NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

Jeremy Roberts	Will Rivera	Chair
Lane Goodkind	Martha Gray	Vice Chair
Steve Willson	Anita Hodosy-McFaul	SBAR Secretary
Jeff Yardy	Anne Almy	Supervising Planner
Valerie Froscher		

- 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, 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

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 20, 2011 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. **09BAR-00000-00105 The Muerte Trust Residence Additions Hope Ranch**
09CDH-00000-00024 (Nicole Lieu, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Kevin Moore, agent for the owners, The Muerte Trust, to consider Case No. 09BAR-00000-00105 for **final on consent of residence addition of approximately 2,119 square feet and an addition over the garage of approximately 460 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,000 square feet and garage/guesthouse of approximately 919.5 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 6.1 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-110-005, located at **4565 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/10/09, 7/16/10 & 12/03/10)

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

Santa Barbara County Alteration

- 1. **11BAR-00000-00204 to Existing Wireless Facility Santa Barbara**
11AMD-00000-00014 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Margaret Chang, Black & Veatch, agent for the owner, Santa Barbara County, to consider Case No. 11BAR-00000-00204 for **conceptual review of an alteration to an existing wireless facility of approximately 630 square feet.** The following structures currently exist on the parcel: County park with one ranger building. Verizon is currently at this location as well with another monopine. The proposed project will not require grading. The property is a 19.53 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4800 Cathedral Oaks** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/6/12)

2. **12BAR-00000-00007 University Methodist Church of Goleta Wireless Facility Isla Vista**
12AMD-0000000001 (Brian Banks, Planner) **Jurisdiction: Isla Vista**
Request of Margaret Chang, Black and Veatch, agent for the owner, University Methodist Church of Goleta, to consider Case No. 12BAR-00000-00007 for **conceptual review of modification to an existing wireless facility of approximately 2,193 square feet.** The following structures currently exist on the parcel: church building. The proposed project will not require grading. The property is a 2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-101-026, located at **892 Camino del Sur** in the Isla Vista area, Third Supervisorial District.

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

3. **11BAR-00000-00111 St. George New Units and Park Lift Garage Isla Vista**
11CDP-00000-00073/11DVP-00000-00018 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
Request of On Design, architect for the owner, Edward St. George, to consider Case No. 11BAR-00000-00111 for **further conceptual review of two new 2-story buildings: Building C of approximately 1,664 square feet with attached garage of approximately 398 square feet, and Building D of approximately 2,164 square feet with attached garage of approximately 398 square feet and automatic parking garage of approximately 1,704 square feet.** The following structures currently exist on the parcel: residential Building A of approximately 1,664 square feet with a garage of approximately 398 square feet and Building B of approximately 2,442 square feet. Approximately 900 square feet of structures are proposed to be demolished. The proposed project will not require grading. The property consists of 0.39 total acres zoned SR-M-18 and shown as Assessor's Parcel Numbers 075-212-016 and -017 (the two lots are proposed to be merged), located at **6560 and 6562 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 8/12/11)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **09BAR-00000-00104 Tea Fire Bakewell Residence and Garage Santa Barbara**
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline –Rural**
11LUP-00000-00245 (Nicole Lieu, Planner)
Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **final approval of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/24/09, 11/06/09, 10/15/10, 8/12/11 & 08/26/11)

Toro Canyon/Summerland/Carpinteria Areas

- 11BAR-00000-00191**
5. **Verano Del Mar Wall, Entry, Landscaping, Parking, Trash Enclosure** **Summerland**
11VAR-00000-00003, 11CDP-00000-00071(Brian Banks, Planner)**Jurisdiction: Summerland**
11CUP-00000-00033, 11CPD-00000-00079, 11LUP-00000-00479
- Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar, to consider Case No. 11BAR-00000-00191 for **conceptual review of a new retaining wall of approximately 80 linear feet and up to approximately 8 feet in height within the front setback of Herdinge Street; new stair landing within the front setback of Herdinge Street; new trash enclosure of approximately 125 square feet within the front setback of Herdinge Street; new stairs, paving at entry and new walkways and ramps; new parking lot configuration; and new landscaping. (The project also includes interior alterations that do not require approval by SBAR.) The following structures exist and/or are approved on the parcel: two-story structure with basement of approximately 7,122 square feet, elevator building (under construction) of approximately 83 square feet, water tower of approximately 87 square feet, and storage building of approximately 325 square feet. (Statistics are gross floor area.)** The proposed project will require approximately 225 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square-foot parcel zoned Limited Commercial (C-1) and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont** in the Summerland area, First Supervisorial District. (Continued from 12/16/11)
6. **12BAR-00000-00003 Lundy Repair to Fire Damaged House** **Summerland**
12EXE 00000-00002 (Kimberley McCarthy, Planner) **Jurisdiction: Summerland**
- Request of Larry Graves, architect for the owner, Judy Lundy, to consider Case No. 12BAR-00000-00003 for **conceptual review of the repair to a fire damage house of approximately 1,492 square feet.** The following structures currently exist on the parcel: a two story structure of approximately 1,977 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-155-007, located at **2496 Banner Avenue** in the Summerland area, First Supervisorial District.
7. **11BAR-00000-00197 Knee Demolition and New Residence** **Carpinteria**
11CDH-00000-00056 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
- Request of On Design, Justin Van Mullem, architect for the owners, Kevin and Joan Knee, to consider Case No. 11BAR-00000-00197 for a **further conceptual review of a demolition of existing residence and proposed new residence of approximately 5,186 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,421 square feet and detached garage of approximately 437 square feet. The proposed project will require approximately 250 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/11 & 1/20/12)