



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Meeting Date: March 10, 2006

9:00 A.M.

Site Visit for 05BAR-00000-00241 Bell New Residence 3091 Hidden Valley Lane in Toro Canyon scheduled at 11:00 a.m. and will be reviewed later at 1:00 p.m. on the Standard Agenda for further conceptual review.

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson-Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Anita Hodosy	BAR Secretary	
Alice Daly	Planner III	

- 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.
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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 February 24, 2006 will be considered.

IV. CONSENT AGENDA: (Time Certain 8:45 a.m.)

C-1 04BAR-00000-00059 Swords New Residence Carpinteria

04CDP-00000-00025 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Rural**

Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for **final approval on consent of a new residence of approximately 3,500 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at 7025 **Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04, 4/8/05, 5/27/05, 9/16/05, 10/14/05 & 10/28/05 & 2/24/06)

C-2. 05BAR-00000-00306 Marsupial Properties Structure Remodel Hope Ranch

05CDH-00000-00044 (Dan Nemechek, Planner) **Jurisdiction: Permit Condition**

Request of Ken Mineau, Appleton & Associates, architect for the owner, Marsupial Properties, to consider Case No. 05BAR-00000-00306 for **preliminary/final approval on consent of the remodel for the existing maintenance building of approximately 6,502 square feet**. The following structures currently exist on the parcel: a single family residence, stable and riding ring. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 6.85 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-160-030, located at **1551 Robles Drive (AKA 1553 Robles Drive)** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/27/06)

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

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

Isla Vista/Goleta

1. Discussion Item Isla Vista Park Master Plan – Isla Vista

(Peter Lawson, Planner) **Jurisdiction: Section 2-33.12c**

Request of Steve Johnson, agent for the owner, Isla Vista Recreation and Parks District, **for BAR to render its advice on a proposed master plan for phased implementation of the Vista Square Community Center and Estero Park in Isla Vista. The project at completion includes the construction of three structures totaling approximately 30,000 square feet. The structures completed by Phase 3 include a 6,000 gross square feet Community Center and 6,000 gross square feet Teen Center. Phase 4, which has no planned project funding or start date at this time, would include an 18,000 gross square feet Community Library. The project also includes construction of a new soccer field, skate park, basketball courts, public parking and public restroom facilities. A new bio-swale will be constructed** The following structures currently exist on the parcel: Isla Vista Teen Center of approximately 3,417 gross square feet, red barn of approximately 900 gross square feet, green house of approximately 845 square feet and public restroom structure of approximately 240 gross square feet. The proposed project will require approximately 2,200 cubic yards of cut and approximately 7,800 cubic yards of fill. The property is a 8.17 acre parcel zoned REC and PI and shown as Assessor's Parcel Number 075-010-003/013/014/033/034, 075-091-20/041/042, 075-092-030, located at **Estero Park, Camino Del Sur** in the Isla Vista area, Third Supervisorial District.

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

2. **06BAR-00000-00021 Teague "Fresh Wok" Signage Isla Vista**
06SCC-00000-00001 (Robert Dostalek, Planner) Jurisdiction: Signs
Request of Ken Sorgman, agent for the owner, Richard Teague, to consider Case No. 06BAR-00000-00021 for **conceptual review of two signs of approximately 8 square feet and of approximately 9 square feet.** The following structures currently exist on the parcel: a mixed use building of approximately 3,448 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-006, located at **6578 Trigo Road** in the Goleta area, Third Supervisorial District.
- Mission Canyon/Santa Barbara/Hope Ranch Areas**
3. **06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara**
(No Assigned Planner) Jurisdiction:
Request of Laura Fernandez, agent for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for **conceptual review of a second floor addition of approximately 300 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 2,145 square feet. The proposed project will not require grading. The property is a 10,831.5 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District.

The Representatives of the following item should be in attendance at this Site Visit by 11:00 A. M.

SITE VISIT

4. **05BAR-00000-00241 Bell New Residence and Attached Garages Toro Canyon**
05LUP-00000-01235 (Robert Dostalek, Planner) Jurisdiction: Ridgeline –Rural
Request of Harrison Design Assoc., architect for the owners, James and Karen Bell, to consider Case No. 05BAR-00000-00241 a **site visit of a new residence of approximately 6,754 square feet with attached garages of approximately 1,722 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,258 square feet and an accessory structure of approximately 60s square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill to be determined. The property is a 2.25 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-017, located at **3091 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 10/28/05)

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

5. **06BAR-00000-00056 Barnick New Residence and Detached Studio Hope Ranch**
(No Assigned Planner) Jurisdiction: Coastal
Request of Thiep Cung, architect for the owner, Michael Barnick, to consider Case No. 06BAR-00000-00056 for **conceptual review of a new residence of approximately 11,180 square feet and studio of approximately 940 square feet.** The following structures currently exist on the parcel: a garage of approximately 850 square feet. The proposed project will require approximately 3,084 cubic yards of cut and approximately 2,824 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.

6. **03BAR-00000-00254** **Warburton New Residence** **Mission Canyon**
(Peter Lawson, Planner) **Jurisdiction: Ridgeline: Urban**
Request of Brian Nelson, architect for the owner, Jeff Warburton, to consider Case No. 03BAR-00000-00254 for **revised conceptual review of a new residence of approximately 2,216 square feet and garage of approximately 486 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 175 cubic yards of fill. The property is a 8,751 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-161-019, located at **2982 Glen Albyn Road** in the Mission Canyon area, First Supervisorial District. (Continued from 10/03/03 & 11/18/05)
7. **06BAR-00000-00019** **Devereux School New Residence** **Goleta**
91-DPF-025, 92-CP-012 (Mark Walter, Planner) **Jurisdiction: Sec. 35-184.2.6**
Request of Steve Dowty, architect for the owner, Devereux School, to consider Case No. 06BAR-00000-00019 for **conceptual review of a executive director's residence of approximately 3,916 square feet.** The following structures currently exist on the parcel: several structures associated with the Devereux School of approximately 198,000 in total campus square feet. **Jurisdiction:Sec. 35-184.2.6.** The property is a 32.95 acre parcel zoned PI and shown as Assessor's Parcel Number 073-090-029, located at **701 Storke Road** in the Goleta area, Third Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

8. **05BAR-00000-00241** **Bell New Residence and Attached Garages** **Toro Canyon**
05LUP-00000-01235 (Robert Dostalek, Planner) **Jurisdiction: Ridgeline –Rural**
Request of Harrison Design Assoc., architect for the owners, James and Karen Bell, to consider Case No. 05BAR-00000-00241 for **further conceptual review of a new residence of approximately 6,754 square feet with attached garages of approximately 1,722 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,258 square feet and an accessory structure of approximately 60s square feet. The proposed project will require approximately 2,000 cubic yards of cut and fill to be determined. The property is a 2.25 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-017, located at **3091 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 10/28/05)

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

9. **05BAR-00000-00160** **Souza Residence Addition** **Toro Canyon**
05LUP-00000-01130 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline -Urban**
Request of Tom Ochsner, architect for the owners, John and Gretchen Souza, to consider Case No. 05BAR-00000-00160 for **revised conceptual/preliminary/final approval of a residence addition of approximately 451 square feet and replacement of the east guesthouse deck.** The following structures currently exist on the parcel: a residence of approximately 2,215 square feet and detached garage of approximately 616 square feet with attached guest house of approximately 486 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-007, located at **722 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 7/15/05 & 12/16/05)

- 10. 05BAR-00000-00123**
Alger Residence Addition/Remodel (Formally Frampton) Toro Canyon
05LUP-00000-01138 (Robert Dostalek, Planner) Jurisdiction: Toro
Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **further conceptual review of a residential addition of approximately 2,838 square feet, conversion of approximately 688 square feet of workshop to habitable space and covered porches of approximately 2,511 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,485 square feet, a garage/workshop of approximately 2,340 square feet and a non-conforming second residence of approximately 1,200 square feet of residence with an attached garage approximately 636 of garage and storage space. Future grading will be for landscaping and tennis court purposes only and not yet determined. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05 & 10/14/05 and Site Visit 11/04/05 & 11/18/05)
- 11. 06BAR-00000-00009**
Siegal New Residence and Detached Garage/Accessory Spcace Toro Canyon
06CDH-00000-000001 (Holly Bradbury, Planner) Jurisdiction: Toro
Request of Wayne LaBrie, architect for the owner, Robert Siegal, to consider Case No. 06BAR-00000-00009 for **conceptual review of a new residence of approximately 3,675 square feet, and detached garage/accessory space of 875 approximately square feet.** The following structures currently exist on the parcel: a residence of approximately 1,450 square feet and garage of approximately 605 square feet. The proposed project will not require grading. The property is a 18,700 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District.
- 12. 05BAR-00000-00277 Cima Del Mundo Partner LLC New Residence Toro Canyon**
05LUP-00000-01201 (Peter Lawson, Planner) Jurisdiction: Ridgeline - Urban
Request of Don Nulty, architect for the owner, Cima Del Mundo partner LLC , to consider Case No. 05BAR-00000-00277 for **preliminary approval of new residence and garage of approximately 7,859 square feet and guest house of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,900 cubic yards of cut and fill. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-020, located at **815 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 12/16/05)
- 13. 05BAR-00000-00090 Severy New Residence and New Gate House Toro Canyon**
05LUP-00000-00939 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Rural
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00090 for **final approval of a new residence of approximately 5,648 square feet, a garage of approximately 816 square feet and guest house of approximately 535 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 875 cubic yards of cut and 810 cubic yards of fill for the residence and 5 cubic yards of cut and 75 cubic yards of fill for the guesthouse. The property is a 5.25 acre zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05 & 11/04/05)