



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: March 31, 2006

9:00 A.M.

Revisions Item # 18 05BR-00000-00160 Sousa Residence Additions and Guest House Remodel at 722 Ladera Lane was added to the agenda.

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 March 24, 2006 will be considered.

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

- C-1. 05BAR-00000-00309 Cingular Monopine Telecom Facility Goleta**
05CUP-00000-00073 (Andrea Chadden, Planner) **Jurisdiction: Permit Condition**
Request of Gordon Bell, agent for the owners, Cingular, to consider Case No. 05BAR-00000-00309 for **preliminary/final on consent of a 60 foot tall monopine telecom facility to be placed behind eucalyptus trees in heights of approximately 63 to 78 feet, plus an approximate 12 foot wide by 20 foot long by 10 foot high pre-fabricated equipment shelter located behind a retaining wall.** The following structures currently exist on the parcel: a large water tank of approximately 15,000 square feet and utility building of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.46 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-026, located at **Terminus of La Josa Road (not addressed)** in the Goleta area, Third 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.

- 1. Discussion Item Santa Barbara Bowl Foundation Phase 1B Santa Barbara**
Jurisdiction: DVP
Request of Design ARC, architect for the owner, Santa Barbara Bowl Foundation, for a discussion on the Phase 1B of the Santa Barbara Bowl Master Plan - Performance Pavilion of approximately 4,980 square feet. The following structures currently exist on the parcel: Office/Vending/Meeting Building of approximately 2,500 square feet, Phase 1A- Performer Rooms/Food Service /Public Restrooms/storage structure of approximately 11,600 square feet. The proposed project will not require grading. The property is a 1.7 acre parcel zoned A-1 and shown as Assessor's Parcel Number 029-202-001, located at **1122 N. Milpas Street** in the Santa Barbara area, First Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 10:00 A. M.

Isla Vista/Goleta

- 2. Discussion Item Rodvoid Second Story Addition Goleta**
06LUP-00000-00071 (Amy Trester, Planner) **Jurisdiction: Section 2-33.12c**
Request of Planning and Development for BAR to render its advice on a proposal by Eduardo Esparza, architect for the owner, Gloria Rodvold, **to discuss a second story addition of approximately 873 square feet. Also part of this permit is a new second floor deck of approximately 64 square feet and a first floor garage conversion of 410 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,537 square feet with an attached garage of approximately 410 square feet. The proposed project will not require grading. The property is a 6,098 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-120-037, located at **5107 Dawn Lane** in the Goleta area, Second Supervisorial District.

3. **06BAR-00000-00043 Smith Demolition/New Residence and Guesthouse Goleta**
06LUP-000000-00155 (Holly Bradbury, Planner) Jurisdiction:
Request of Bill Wolf, architect for the owner, Ruth J. and James D. Smith, to consider Case No. 06BAR-00000-00043 for **conceptual review of new residence of approximately 4,608 gross square feet, attached three car garage of approximately 939 gross square feet, new carport of approximately 265 square feet, covered veranda/porch of approximately 634 square feet, new trellis of approximately 314 square feet and detached guest house of approximately 747 gross square feet with trellis of approximately 314 square feet.** The following structures currently exist on the parcel: a single family residence to be demolished. The proposed project will require approximately 1,200 cubic yards of cut and fill. The property is a 51,081 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, located at **780 N. Patterson Avenue** in the Goleta area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **06BAR-00000-00051 Felts New Garage Santa Barbara**
05LUP-00000-00721 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban
Request of Ken Felts, owner, to consider **06BAR-00000-000051 for conceptual/preliminary approval of a new garage of approximately 1,328 square feet, additions to an existing garage of approximately 1,813 square feet with a second story new office of approximately 1,851 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,800 square feet and detached garage of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-013, located at **3550 La Entrada in the Santa Barbara area, Second Supervisorial District.** (Continued from 8/12/05 & 10/28/05)

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

5. **05BAR-00000-00155 Rodgers Residence Addition Mission Canyon**
05LUP-00000-00703 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban
Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **final approval of a residence addition of approximately 759 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/15/05 & 9/9/05 & 10/28/05)
6. **06BAR-00000-00042 Maloney Second Story Addition Mission Canyon**
(No Planner Assigned) Jurisdiction: Mission Canyon
Request of Kent Mixon, architect for the owner, Meggan Maloney, to consider Case No. 06BAR-00000-00042 for **conceptual review of second story addition of approximately 180 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,267 square feet, garage of approximately 529 square feet and an accessory structure of approximately 692 square feet. The proposed project will not require grading. The property is a 21,362 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-250-040, located at **2739 Las Encinas West** in the Mission Canyon area, First Supervisorial District.

7. **06BAR-00000-00024 Silverman Guest House and Accessory Structures Hope Ranch**
05LUP-00000-00072 (Dan Gullett, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Bill Wolf, architect for the owner, Joel Silverman, to consider Case No. 06BAR-00000-00024 for **conceptual review of a new detached workshop of approximately 2,462 square feet with a guest house of approximately 800 square feet, a sauna of approximately 96 square feet, a $\frac{3}{4}$ bath of approximately 70 square feet and an elevator of approximately 31 square feet, a new pergola and bar-b-que structure of approximately 790 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,751 square feet with attached garage of approximately 529 square feet. The proposed project will require approximately 975 cubic yards of cut and fill. The property is a 5 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-010-016, located at **4589 Via Vistosa Road** in the Hope Ranch area, Second Supervisorial District.

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

8. **05BAR-00000-00319 Kenny/McMillan New Residence/Garage/Guest House Hope Ranch**
05CDP-00000-00154 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline- Urban**
Request of Mark Sheilds, architect for the owners, Tom Kenny and Susan McMillan, to consider Case No. 05BAR-00000-00319 for **conceptual review of new residence of approximately 4,900 square feet, garage of approximately 849 square feet and guesthouse of approximately 798 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 897 cubic yards of cut and fill. The property is a 3.58 acre parcel zoned 3.5-E-1 and shown as Assessor's Parcel Number 063-171-019, located at **1500 Roble Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)
9. **06BAR-00000-00049 Ritter Residence Addition and New Two Car Garage Hope Ranch**
06MOD-00000-00007 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline- Permit Condition**
Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Ritter, to consider Case No. 06BAR-00000-00049 for **conceptual review of residence additions and new car garage of approximate gross total of 2,200 square feet.** The following structures currently exist on the parcel: a residence with a two garage of approximately 3,600 square feet. The proposed project will require approximately 48 cubic yards of cut and no fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District.
10. **06BAR-00000-00046 Velazquez New Residence and Garage Mission Canyon**
06LUP-00000-00168 (Peter Imhof, Planner) **Jurisdiction: Mission Canyon**
Request of Susan Sherwin, architect for the owners, Adriana and George Velazquez, to consider Case No. 06BAR-00000-00046 for **conceptual review of new residence of approximately 5,001 square with a basement of approximately 948 square and detached garage of approximately 562 square feet. The existing residence of approximately 2,500 will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-113-007, located at **2609 Montrose Place** in the Mission Canyon area, First Supervisorial District.

The Representatives of the following items should be in attendance at this BAR

Meeting by 2:00 P. M.

- 11. 05BAR-00000-00188 Cook New Residence Mission Canyon**
 05LUP-00000-00820, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
 05CUP-00000-00040
 Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **further conceptual review of a one story two bedroom, two bathroom addition, consisting of approximately 975 gross square feet (905 net square feet) to an existing residence of approximately 1,760 square feet (1,570 net square feet) and demolition and rebuild of the existing two-car garage in a new location** The following structures currently exist on the parcel: a residence of approximately 1,700 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05 & 2/24/06)
- 12. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon**
 05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline -Urban**
 05CUP-00000-00042
 Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **further conceptual review for a new two-story residence of approximately 2,681 square feet (2,485 net square feet) with an attached garage of approximately 504 gross square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 2/24/06)
- 13. 05BAR-00000-00190 Burke New Residence Mission Canyon**
 05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
 05CUP-00000-00041
 Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **further conceptual review for new two-story residence of 3,526 gross square feet and basement garage and hobby room of approximately 1,000 gross square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05 & 2/24/06)

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

Toro Canyon/Summerland/Carpinteria Areas

- 14. 05BAR-00000-00260 Capone New Guest House and Tennis Court Toro Canyon**
 06CDH-00000-00006 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Rural**
 Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 05BAR-00000-00260 for **conceptual review of a new guest house of approximately 800 square feet, and tennis court addition of approximately 6,982 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 6,978 square feet and attached garage of approximately 978 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 23.84 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-030-030, located at **574 Freehaven Drive** in the Toro Canyon area, First Supervisorial District.
- 15. 06BAR-00000-00052 Gardner Demolition/New Residence Toro Canyon**
 (No Assigned Planner) **Jurisdiction: Ridgeline - Urban**

Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 for **conceptual review of a new residence of approximately 3,547 square feet and garage with recreation room of approximately 1,088 square feet.** The following structures currently exist on the parcel: a residence and two car carport of approximately 1,466 square feet to be demolished. The proposed project will require approximately 130 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro Canyon area, First Supervisorial District.

16. **05BAR-00000-00288 Moss New Garage Toro Canyon**
05LUP-00000-01244 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Martha Gray, architect for the owners, Stuart and Sandy Moss, to consider Case No. 05BAR-00000-00288 for **preliminary approval of a new garage of approximately 1,224 square feet with approximately 843 square feet of additional space.** The following structures currently exist on the parcel: a residence of approximately 2,350 square feet. The proposed project will require approximately 340 cubic yards of cut and no fill. The property is a 5.02 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-064, located at **1038 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 12/02/05)
17. **05BAR-00000-00200 Gabbert New Residence, Guest House and Cabana Toro Canyon**
05LUP-00000-01065 (Peter Lawson, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Martha Gabbert, to consider Case No. 05BAR-00000-00200 for **final approval of a new residence of approximately 5,185 square feet, guest house of approximately 800 square feet, cabana of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,200 cubic yards of cut and fill. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/19/05 & 1/27/06)
18. **05BAR-00000-00160 Souza Residence Addition and Guest House Remodel 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 **further final approval the guest house remodel of approximately 486 gross square feet.** 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 & 02/24/06)