



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: April 25, 2008
9:00 A.M.**

Revision: Item No. 8 07BAR-00000-00244 Bishcoff/Odell Single Family Dwelling @ 1410 Northridge Road was continued to the meeting of June 6, 2008, replaced by Item No. 8 08BAR-00000-00073 Sorenson Residence Addition and New Garage at 4895 La Gama Way.

Martha Gray	Chris Roberts	- Chair
Laurie Romano	Jeremy Roberts	- Vice Chair
Will Rivera	Anita Hodosy	- SBAR Secretary
Glen Morris	Anne Almy	- Supervising Planner
Steve Willson		

- 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 April 11, 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. 06BAR-00000-00176 Nguyen New Residence Summerland**
06CDP-00000-00078 (Holly Bradbury, Planner) Jurisdiction: Summerland
Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **final approval on consent of a new residence of approximately 2,200 square feet, basement of approximately 491 square feet, and garage of approximately 496 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 451 cubic yards of cut and approximately 397 cubic yards of fill. The property is a 7,506 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, 9/7/07, 9/21/07, 11/02/07, 12/14/07, 3/14/08, 3/28/08 & 4/11/08)
- C-2. 06BAR-00000-00257 Beach Club Family Trust New Residence Carpinteria**
06CDH-00000-00044 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon
Request of James V. Coane & Associates, architect for the owners, Beach Club Family Trust, to consider Case No. 06BAR-00000-00257 for **preliminary/final approval on consent of a new residence of approximately 2,602 square feet and attached underground garage and basement of approximately 868 square feet.** No structures currently exist on the parcel. The proposed project will require will 923 cubic yards of cut and less than 50 cubic yards of fill. The property is a 14,743 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-019, located at **3280 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07, 2/23/07, 3/16/07, 3/30/07, 4/27/07, 5/25/07 & 4/11/08)
- C-3. 06BAR-00000-00259 Beach Club Family Trust New Residence Carpinteria**
06CDH-00000-00045 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon
Request of James V. Coane & Associates, architect for the owners, to consider Case No. 06BAR-00000-00259 for **preliminary/final approval on consent of a new residence of approximately 2,834 square feet and with attached garage of approximately 626 square feet and new landscaping.** No structures currently exist on the parcel. The proposed project will require approximately 360 cubic yards of cut and approximately 95 cubic yards of fill. The property is a 17,440.32 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-021, located at **3270 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/17/06, 1/05/07, 2/23/07, 3/16/07 & 4/11/08)
- C-4. 07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon**
07LUP-00000-00782 (Seth Shank, Planner) Jurisdiction: Toro
Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **preliminary/final approval on consent of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07, 1/04/08 & 4/11/08)

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. **Discussion Item** **Mission Canyon Community Plan Briefing** **Mission Canyon**
(David Lackie, Planner)

Request of the Office of Long Range Planning, for a discussion and briefing of the Mission Canyon Community Plan to the South County Board of Architectural Review (SBAR).
(Continued from 4/11/08)

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

2. **02BAR-00000-00258** **Cavaletto/Noel Housing Development** **Goleta**
(Alex Tuttle, Planner) Ridgeline: N/A

Request of Jeff Nelson, agent for the owners, Cavaletto Family LP, to consider Case No. 02BAR-00000-00258 for **conceptual review of a residential subdivision with 142 total new units, including 118 market rate units and 24 affordable units; the existing main residence would remain. Proposed development also includes a 2-3 acre creekside park, community pool and pool house, and a mixed use building for a small neighborhood café/market. Of the 143 total units, 59 would be attached units and 84 would be detached single family dwellings. The market rate units would range in size from approximately 1,400 square feet for the attached units to up to 3,800 square feet for the detached residences. The affordable units would range in size from 750 to 850 square feet.** The following structures currently exist on the parcel: a single family dwelling and Christmas Tree Farm. The property is a 25.9 acre parcel zoned AG-1.5 and shown as Assessor's Parcel Numbers 069-100-006, -051, -054 and -057, located at **555 Las Perlas** in the Goleta area, Second Supervisorial District. (Continued from 10/04/02 & 11/22/02)

The Representatives of the following items should be in attendance at this SBAR Meeting by 11:30 A. M.

3. **05BAR-00000-00059** **Paradise Ivy New Mixed-Use Building** **Isla Vista**
05DVP-00000-00027 (Errin Briggs, Planner) **Jurisdiction: C-2 Zone**

Request of Karl Kras, architect for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **further conceptual review/preliminary approval of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structures currently exist on the parcel: a commercial structure of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05, 7/08/05, 3/02/07 & 3/14/08)

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

Meeting by 1:00 P. M.

4. **08BAR-00000-00052**
New Carls Jr. Fast Food Restaurant/Drive-Thru **Santa Barbara**
08DVP-00000-00010 (Errin Briggs, Planner) **Jurisdiction: Commercial**
Request of Stewart Voeltz – CKE Restaurants, Inc., agent for the owner, John Clay-GreenbergFarrow, to consider Case No. 08BAR-00000-00052 for **conceptual review of new commercial fast-food restaurant with drive-thru of approximately 2,830 square feet.** No structures currently exist on the parcel, site is currently vacant and was previously a service station. The proposed project will require no cubic yards of cut and approximately 2,500 cubic yards of fill. The property is a .67 acre parcel zoned CH – Highway Commercial and shown as Assessor’s Parcel Number 067-230-032, located at **4791 Calle Real** in the Goleta area, Second Supervisorial District.
5. **Discussion Item** **County Animal Shelter Roof Alterations** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Jean Pierre Aincart, architect for the owners, County of Santa Barbara, for **discussion of roof alterations to the County Animal Shelter.** The following structures currently exist on the parcel: dog kennels of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.43 acre parcel zoned Industrial/Miscellaneous and shown as Assessor’s Parcel Number 071-220-032, located at **5473 Overpass Road** in the Santa Barbara area, Second Supervisorial District.
6. **08BAR-00000-00054**
T-Mobile Wireless Telecommunications Facility **Santa Barbara**
08CUP-00000-00017 (Heather Imgrund, Planner) **Jurisdiction: Goleta**
Request of Scott Dunaway, SureSite Consulting Group, agent for the owners, Omnipoint Communications, Inc., to consider Case No. 08BAR-00000-00054 for **conceptual review of wireless telecommunications facility of approximately 210 square feet attached to a utility pole.** The following structures currently exist on the parcel: a wooden utility pole of approximately 45 feet high. The proposed project will not require grading. The parcel zoned E-1 and is adjacent to APN 059-290-041, located at 1069 San Antonio Creek Road 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.

7. **08BAR-00000-00026** **Avolio Residence Addition** **Santa Barbara**
07CDH-00000-00044 (Eric Gage, Planner) **Jurisdiction: Goleta**
Request of Woody Boyce, agent for the owners, Glenn and Rosa Avolio, to consider Case No. 08BAR-00000-00026 for **conceptual review of an addition to garage of approximately 240 square feet and a second story loft addition of approximately 411 square feet to the residence.** The following structures currently exist on the parcel: a residence of approximately 2,390 square feet. The proposed project will require approximately 30 cubic yards of cut and fill. No trees are proposed for removal. The property is a 25,311 square foot parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 065-290-017, located at **1239 Orchid Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/04/06)
8. **08BAR-00000-00073** **Sorenson Residence Addition and New Garage** **Santa Barbara**

08LUP-00000-00145 (Jim Heaton, Planner) **Jurisdiction: Goleta**

Request of John Beauchamp, architect for the owners, Mark and Kelly Sorenson, to consider Case No. 08BAR-00000-00073 for **conceptual review of a residence addition of approximately 754 square feet and demolition and rebuild of a garage of approximately 680 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,556 square feet and garage of approximately 499 square feet. The proposed project will require approximately 145 cubic yards of cut and no fill. The property is a 10,541 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-224-006, located at **4895 La Gama Way** in the Santa Barbara area, Second Supervisorial District.

9. **07BAR-00000-00320 Lindsey Residence Addition Santa Barbara**

07LUP-00000-00679 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Steve Lindsey, owner, to consider Case No. 07BAR-00000-00320 for **further conceptual review of a third-story residence addition of approximately 239 square feet exterior remodeling, and a new detached one-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. (Continued from 1/18/08)

Mission Canyon/Santa Barbara/Hope Ranch Areas

10. **07BAR-00000-00288 Aiken Demolition/New Residence and Workshop Hope Ranch**

08LUP-00000-00038 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Tracey Burnell, architect for the owners, Doug and Pat Aiken, to consider Case No. 07BAR-00000-00288 for **further conceptual review/preliminary approval of a demolition of an existing residence of approximately 3,375 square feet and rebuild of a new residence of approximately 5,484 square feet with a workshop of approximately 280 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,375 square feet. The proposed project will require approximately no cubic yards of cut and approximately 350 cubic yards of fill. The property is a 1.3 acre parcel zoned 1.5 -EX-1 and shown as Assessor's Parcel Number 063-044-004 located at **975 Canon Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/30/07)

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

Toro Canyon/Summerland/Carpinteria Areas

11. **07BAR-00000-00300 Duca New Horse Barn and Entry Gate Toro Canyon**

07CDH-0000-00034, 07CDP-00000-00122 (Sarah Clark, Planner) **Jurisdiction: Toro/Coastal**

Request of Loren Solin, architect for the owner, Suzanne Duca, to consider Case No. 07BAR-00000-00300 for **preliminary/final approval of new horse barn of approximately 995 square feet with covered storage of approximately 213 square feet, new entry gate and driveway**. The following structures currently exist on the parcel: a residence of approximately 2,603 square feet and garage/workroom of approximately 1,192 square feet. The proposed project will not require grading. The property is a 3.04 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-038, located at **3001 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 12/14/07)

12. **08BAR-00000-00028 Rahmani New Gazebo/BBQ/Fireplace Toro Canyon**

08LUP-00000-00051 (Brian Banks, Planner) **Jurisdiction: Toro Canyon**
Request of Faramarz Matloob, architect for the owner, Mashi Rahmani, to consider Case No. 08BAR-00000-00028 for **preliminary/final approval of the demolition of existing gazebo of approximately 400 square feet, addition of new gazebo of approximately 480 square feet, new pergola of approximately 200 square feet and new barbecue of approximately 120 square feet.** The following structures currently exist on the parcel: a residence of approximately 9,155 square feet, garage of approximately 1,163 square feet and cabana of approximately 630 square feet with attached 420 foot covered deck and 400 square foot gazebo. The proposed project will not require grading. The property is a 1.38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-030-024, located at **2785 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/14/08)

13. 08BAR-00000-00069 Cook New Residence Mission Canyon

08LUP-00000-00134, (Eric Gage, Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 08BAR-00000-00069 for **conceptual review/preliminary/final approval of exterior and interior alterations to an existing single family dwelling and previously permitted additions including a revised floor plan, and enclosure of a carport. The total building footprint would be approximately 3,183 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 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, 3/31/06, 5/19/06, 6/02/06, 7/14/06, 10/06/06, 10/27/06 & 12/08/06)

14. 08BAR-00000-00068 Burke/Cook New Residence Mission Canyon

08LUP-00000-00132, (Eric Gage, Planner) **Jurisdiction: Ridgeline -Urban**
Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 08BAR-00000-00068 for **conceptual review/preliminary/final approval of exterior and interior alterations to a permitted single family dwelling of approximately 1,797 square feet with a garage/laundry of approximately 620 square feet. The building footprint, including the garage and carport, is approximately 2,417 square feet. Changes including a revised floor plan, change in location of walls, doors, windows, fireplaces, and chimneys, enclosure of a carport, and the addition of a new 1,000 square foot basement.** No structures currently exist on the parcel. Grading quantities are undetermined. 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 **1453 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, 3/31/06, 5/19/06, 6/02/06,7/14/06, 10/06/06, 10/27/06 & 12/08/06)

15. 08BAR-00000-00067 Burke New Residence Mission Canyon

08LUP-00000-00133, (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**
Request of David and Mary Burke, owners, to consider Case No. 08BAR-00000-00067 for **conceptual review/preliminary/final approval for exterior and interior alterations to a permitted single family dwelling consisting of approximately 2,650 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot basement garage of approximately 2,876 square feet. Changes include a revised floor plan, and enclosure of a carport.** No structures currently exist on the parcel. No additional grading is proposed. 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 **1449 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, 3/31/06, 5/19/06, 06/02/06, 7/14/06, 10/06/06, 10/27/06 & 12/08/06)