



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: May 9, 2008
9:00 A.M.**

Note: See Staff Update, includes a discussion with Dianne Black regarding "Proposed Revisions to Hillside/Ridgeline Development Standards."

Revision: 08BAR-00000-0007 Dockendorf New Residence and Garage was moved to the Consent Agenda from the Standard Agenda.

NOTICE: Beginning June 2008, all revised plan sets will be due to Planning and Development the Friday prior to the scheduled SBAR meeting by 5 PM. 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.

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.

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 25, 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-00000-00305 Skeen Pool House Santa Barbara**
07LUP-00000-00793, 07MOD-00000-00015 (Eric Gage, Planner) **Jurisdiction: Goleta**
Request of On Design Architects, architect for the owner, William Skeen, to consider Case No. 07BAR-00000-00305 for **final approval on consent of a demolition of a shed of approximately 110 square feet, demolition of a detached garage of approximately 611 square feet and covered patio, and the construction of a pool cabana of approximately 781 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,176 square feet, garage of approximately 566 square feet and shed of approximately 90 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 14,801 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-342-001, located at **354 Arroyo Road** in the Goleta area, Second Supervisorial District. (Continued from 12/14/07 & 3/14/08)
- C-2. 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 & 4/25/08)
- C-3. 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 **final approval on consent of the demolition of existing gazebo of approximately 400 square feet, addition of new gazebo of approximately 480 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 & 4/25/08)
- C-4. 08BAR-00000-00007 Dockendorf New Residence and Garage Santa Barbara**
08LUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of W. David Winitzky, architect for the owners, Michael and Renee Dockendorf, to consider Case No. 08BAR-00000-00007 for **preliminary/final approval on consent of a new residence of approximately 3,291 square feet and new attached garage of approximately 516 square feet and new garage. (Project also includes, but not for SBAR review, the conversion of the existing residence of approximately 1,182 (gross) to a detached residential second unit (DRSU) using the existing garage of approximately 588 square feet to provide the required DRSU parking.)** The following structures currently exist on the parcel: a residence and garage of approximately 1,182 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 140 cubic yards of fill (with 20 cubic yards of import). The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-100-023, located at **955 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08 & 3/28/08)

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE: *Discussion with Dianne Black: Proposed Revisions to the Ridgeline/Hillside Development Standards. (Approx. 30 minutes – 9:15 a.m. to 9:45 a.m.)*

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this SBAR Meeting by 9:45 A. M.

- | | | |
|-----------|---|--------------------------|
| 1. | Santa Barbara Botanic
Garden Vital Mission Plan | Mission Canyon |
| | 06BAR-00000-00316 | Jurisdiction: DVP |
| | 72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) | |
| | Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and I-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08 & 2/29/08) | |

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

Isla Vista/Goleta

- | | | |
|-----------|---|-----------------------------|
| 2. | Supulveda Residence Addition/New Second Story | Santa Barbara |
| | 07BAR-00000-00131 | Jurisdiction: Goleta |
| | 07LUP-00000-00340 (Seth Shank, Planner) | |
| | Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for a further conceptual review of a residential first floor addition of approximately 1,742 square feet and second story addition of approximately 700 square feet, portico of approximately 455 square feet and attached garage of approximately 530 square feet. The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is an 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at 4133 Vista Clara Road in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 11/30/07, 1/18/08 & 2/15/08) | |
| 3. | Layman New Residence Addition and New Garage | Santa Barbara |
| | 07BAR-00000-00114 | Jurisdiction: Goleta |
| | 07MOD-00000-00003 (Errin Briggs, Planner) | |
| | Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for final approval of the demolition of the existing 1,761 square foot residence and detached garage and the construction of a new, approximately 3,613 square foot single-family residence with a 504 square foot detached garage with attached 198 square foot shop. The maximum height of the new residence would be approximately 17 feet above existing grade. One coast live oak tree would be relocated on-site as part of the project. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 369 square feet, four sheds and corrals. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.01 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 061-273-003, located at 4640 Vieja Drive in the Santa Barbara area, Second Supervisorial District. (Continued from 6/08/07, 8/10/07, 9/21/07 & 10/05/07) | |

4. **08BAR-00000-00057 Forbes Residence Additions Santa Barbara**
06LUP-00000-00939 (Sarah Clark, Planner) Jurisdiction: Goleta
Request of James Macari, architect for the owner, Gordon Forbes, to consider Case No. 08BAR-00000-00057 for **conceptual review of residence addition of approximately 867 square feet, new accessory structure of approximately 749 square feet and shop addition of approximately 115 square feet to existing garage.** The following structures currently exist on the parcel: a residence of approximately 1,762 square feet and garage of approximately 415 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-140-010, located at **1020 Veronica Springs Road** in the Santa Barbara area, Second Supervisorial District.
5. **08BAR-00000-00059 Rogalski New Residence and Garage Santa Barbara**
08ZCI -00000-00025 (Seth Shank, Planner) Jurisdiction: Goleta
Request of Thomas Meaney, architect for the owner, Richard Rogalski, to consider Case No. 08BAR-00000-00059 for **conceptual review of a residence of approximately 3,300 square feet, garage of approximately 800 square feet and covered porch of approximately 280 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 23,615 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-017, located at **1280 Brigitte** 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.

6. **07BAR-00000-00257 Brunet Addition to Residence and Garage Santa Barbara**
07LUP-00000-00893 (Brian Banks, Planner) Jurisdiction: Goleta
Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **preliminary approval of a first floor residence addition of approximately 900 square feet and an addition to the garage of approximately 450 square feet.** The following structures currently exist on the parcel: residence of approximately 2,063 square feet and attached garage of approximately 491 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07, 2/15/07 & 3/28/08)

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon**
07LUP-00000-00745 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural
Request of Robert Mehl, architect for the owners, Shems and Cornelia Mandell, to consider Case No. 07BAR-00000-00107 for **preliminary/final approval of a demolition of existing residence and construction of new residence of approximately 1,800 square feet, conversion of a garden shed to be a 438 square foot guest house, and a new 600 square foot swimming pool with a 1,375 square foot patio.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07 & 11/30/07)

The Representatives of the following items should be in attendance at this SBAR Meeting by 2:30 P. M.

8. **06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria**
06RVP-00000-00013 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline – Rural**
07AMD-00000-00009
- Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **preliminary/final approval of Phase II to include Pool house, Building and Grounds and Admissions Building. (Previously approved was Phase 1 of a facility reorganization plan, involving both structures and site features parking lot, entry improvements, etc. Phase 1 of the project consists of construction of a new tertiary wastewater treatment system, construction of five new faculty residences, relocation of one existing faculty residence, a new child care building, and landscaping for the new and relocated faculty residences.)** The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 31,000 cubic yards of cut and fill which will be balanced on site. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06, 11/17/06, 1/19/07, 7/06/07, 7/20/07 & 9/21/07 & 10/05/07)

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

Toro Canyon/Summerland/Carpinteria Areas

9. **05BAR-00000-00063 Richardson Residence Addition Summerland**
05CDP-00000-00013 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**
- Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **preliminary/final approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new patios and decks.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District. (Continued from 4/15/05, 5/13/05, 8/12/05, 9/16/05, 11/03/06, 3/30/07, 9/21/07, 10/19/07 & 4/11/08)
10. **08BAR-00000-00072 Henson Family Trust Retaining Wall Summerland**
07LUP-00000-00532 (Jim Heaton, Planner) **Jurisdiction: Summerland**
- Request of Dan Morlan, J.S Carter Inc., agent for the owner, Henson Family Trust, to consider Case No. 08BAR-00000-00072 for **conceptual review/preliminary/final approval of a maximum 9 foot high (6 foot exposed) retaining wall to mitigate slide area and to prevent erosion from undermining house.** The following structures currently exist on the parcel: a residence and attached garage. The proposed project will require no cut and approximately 210 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-042, located at **387 Ortega Hill Road** in the Summerland area, First Supervisorial District.

- 11. 01BAR-00001-00254 Montecito Ranch Estates Entry Gate Lighting Summerland**
02CDP-00003-00165 (Sarah Clark, Planner) **Jurisdiction: Ridgeline -Urban**
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00001-00254 for **further revised final approval on new entry gate lighting fixtures**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. (Continued from 2/29/08)
- 12. 08BAR-00000-00011 Carpinteria Valley Farms Agricultural Building Summerland**
02NEW-00000-00062 (Sarah Clark, Planner) **Jurisdiction: Summerland**
Request of Brent Daniels, agent for the owner, Carpinteria Valley Farms, to consider Case No. 08BAR-00000-00011 for **further conceptual review/preliminary/final approval of an agricultural building approximately 4,140 square feet**. The following structures currently exist on the parcel: a residence of approximately 18,910 square feet, attached garage of approximately 750 square feet, guest house of approximately 800 square feet, pool house of approximately 800 square feet, accessory structure of approximately 1,000 square feet and a foot horse stable (including two agricultural employee dwellings) of approximately 13,487 square feet.. The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District. (Continued from 2/29/08)
- 13. 07BAR-00000-00067 Laguna Property, LLC Commercial Exterior Changes Summerland**
07CDP-00000-00026 (Sarah Clark, Planner) **Jurisdiction: Summerland**
Request of Heney Dong & Associates, agent for the owner, Laguna Property, LLC, to consider Case No. 07BAR-00000-00067 for **further conceptual review/preliminary approval of minor exterior changes to an existing historical restaurant and parking lot lighting**. The following structures currently exist on the parcel: a restaurant of approximately 7,115 square feet. The proposed project will not require grading. The property is a .51 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07, 7/20/07 & 3/14/08)