



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA**

**Meeting Date: May 11, 2007**

**9:00 A.M.**

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Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Robin Donaldson		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Pamela Ferguson-Ettinger		(805) 568-2000
Martha Gray		
Laurie Romano		
Anita Hodosy	BAR Secretary	
Michelle Gibbs	- Planner III	

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- 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 (8:45 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 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 April 27, 2007 will be considered.

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

**C-1. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara**  
**06EMP-00000-00003 (Dan Gullet, Planner) Jurisdiction: Ridgeline - Rural**

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06)

**C-2. 07BAR-00000-00071 Moreno Garage Conversion Goleta**  
**07LUP-00000-00202 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Fred Gonzales, agent for the owner, Trinidad J. Moreno, to consider Case No. 07BAR-00000-00071 for **preliminary/final approval on consent of a garage conversion of approximately 441 square feet with room addition of approximately 24 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,377 square feet and garage of approximately 441 square feet. The proposed project will not require grading. The property is a 7,073 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-342-007, located at **4871 Francis Street** in the Goleta area, Second Supervisorial District. (Continued from 4/27/07)

**C-3. 06BAR-00000-00205 Vincent New Residence Carpinteria**  
**06CDP-00000-00096/ (Jim Heaton, Planner) Jurisdiction: Ridgeline – Rural/Coastal**  
**06CUP-00000-00052**

Request of Bryan Pollard, architect for the owners, Bruce and Sheri Vincent, to consider Case No. 06BAR-00000-00205 for **final approval on consent of a new residence of approximately 6,359 square feet with cloister/covered entry of approximately 695 square foot, covered loggia of approximately 470 square feet, covered porch of approximately 183 square feet, terrace of approximately 543 square feet, storage area of approximately 140 square feet and a new attached garage of approximately 1,346 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,257 cubic yards of cut and approximately 1,175 cubic yards of fill, 105 cubic yards of export. The property is a 6.3 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-110-026, located at **7363 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/22/06, 11/03/06 & 3/16/07 & 4/13/07 & 4/27/07)

**C-4. 07BAR-00000-00014 Montgomery Residence Addition Toro Canyon/Carpinteria**  
**07CDH-00000-00002 (Nicole Mashore, Planner) Jurisdiction: Toro**

Request of Cearnal Andrulaitis LLP, architect for the owner, Robert Montgomery, to consider Case No. 07BAR-00000-00014 for **preliminary/final approval on consent of residence addition of approximately 120 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,913 square feet. The proposed project will not require grading. The property is a 9423 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-016 located at **3271 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 2/09/07)

**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. **06BAR-00000-00210 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara**  
07LUP-00000-00227 (Mark Walter, Planner) **Jurisdiction: County**  
Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 06BAR-00000-00210 for **conceptual review of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet)**. No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District.
  
2. **07BAR-00000-00082 Phelps Residence Remodel Goleta**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Peter Becker, architect for the owner, Doug Phelps, to consider Case No. 07BAR-00000-00082 for **conceptual review of interior and exterior changes to the existing two story residence, including structural changes, door and window changes, and the addition of dormers. Project needs a height variance from SBAR due to current non-conformance with hillside/ridgeline due to new height ordinance**. The following structures currently exist on the parcel: a two story residence of approximately 3,020 square feet with attached one car garage of approximately 260 square feet and detached two car garage of approximately 216 square feet. The proposed project will not require grading. The property is a 12 acre parcel zoned E-1 and shown as Assessor's Parcel Number 153-390-009, located at **5653 West Camino Cielo** in the Goleta area, Second Supervisorial District.

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

3. **07BAR-00000-00092 Gerrity Residence Additions Isla Vista**  
07CDP-00000-00038 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Gray and Gray Architects, architect for the owner, David Gerrity, to consider Case No. 07BAR-00000-00092 for **conceptual review of residence addition of approximately 62 square feet and covered porch of approximately 186 square feet**. The following structures currently exist on the parcel: a two unit dwelling, approximately 1,121 square feet and 1,512 square feet. The proposed project will not require grading. The property is a 11,258 square foot parcel zoned 7-R-2 and shown as Assessor's Parcel Number 075-091-003, located at **6773 Estero and 6774 Sueno Road** in the Isla Vista area, Third Supervisorial District.

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

4. **06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara**  
06LUP-00000-00287 (Dan Gullett, Planner) **Jurisdiction: Commercial**  
Request of Ron Sorgman, architect for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for **preliminary/final approval of a single story addition of approximately 815 square feet to an existing commercial building**. The following structures currently exist on the parcel: a commercial building of approximately 1,848 square feet. The proposed project will not require grading. The property is a 0.28 acre 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. (Continued from 3/10/06, 6/23/06 & 10/06/06)

5. **07BAR-00000-00087 Bagby As-Built Second Story Residence Addition Mission Canyon**  
06MOD-00000-00020 (Jim Heaton, Planner) **Jurisdiction: M**  
Request of Patricia Bagby, owner, to consider Case No. 07BAR-00000-00087 for **conceptual review/preliminary/final approval of an existing unpermitted second story addition to a single family residence of approximately 538 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,363.25 square feet with an attached garage of approximately 315 square feet. The proposed project will not require grading. The property is a 9,583 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-006, located at **2910 Foothill Road** in the Mission Canyon area, First Supervisorial District.

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

6. **06BAR-00000-00097 Meeder/Burke New Residence Mission Canyon**  
06LUP-00000-00374 (Errin Briggs, Planner) **Jurisdiction: Mission Canyon**  
Request of Ted Meeder and Maureen Burke, owners, to consider Case No. 06BAR-00000-00097 for **final approval of a new residence of approximately 2,397 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 44 cubic yards of cut and approximately 352 cubic yards of fill. The property is a 8,491 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-114-017, located at **1065 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/19/06, 7/14/06, 8/25/06, 10/27/06 & 12/08/06)
7. **07BAR-00000-00070 Schumacher Residence Addition Mission Canyon**  
07LUP-00000-00201 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Victor Schumacher, architect/owner, to consider Case No. 07BAR-00000-00070 for **conceptual review and or preliminary approval of a residence addition of approximately 1,500 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,750 square feet and second residence of approximately 1,200 square feet. The proposed project will require approximately 20 cubic yards of cut. The property is a 1.33acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-150-015, located at **935 Tornoe Road** in the Mission Canyon area, First Supervisorial District.

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

8. **07BAR-00000-00047 Heidelberger Accessory Structure Santa Barbara**  
07LUP-00000-00147 (Lisa Martin, Planner) **Jurisdiction: Goleta Guidelines**  
Request of Kendra and Jeff Epley, agents for the owner, David Heidelberger, to consider Case No. 07BAR-00000-00047 for **preliminary approval of new detached garage of approximately 400 square feet with a second story office and storage of approximately 322 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 3,500 square feet. The proposed project will not require grading. The property is a 20,865 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-081-011, located at **205 Arboleda Road** in the Goleta area, Second Supervisorial District. (Continued from 3/30/07)
9. **07BAR-00000-00091 Magne Residence Addition/Remodel Santa Barbara**  
07LUP-00000-00225 (Amy Trester, Planner) **Jurisdiction: Goleta Guidelines**  
Request of Christine Pierron, agent for the owners, Michael and Kelly Magne, to consider Case No. 07BAR-00000-00091 for **conceptual review/preliminary/final approval of residence addition and remodel of approximately 565 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,783 square feet and attached three car garage of 741 square feet. The proposed project will not require grading. The property is a .46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-420-001, located at **4296 Rancho Asoleado Drive** in the Santa Barbara area, Second Supervisorial District.



14. **07BAR-00000-00054 Chachakos As-Built Entry Gates Toro Canyon**  
07CUP-00000-00018 (Deborah Kramer, Planner) **Jurisdiction: Toro**  
Request of Amy Taylor, architect for the owner, Dena Chachakos, to consider Case No. 07BAR-00000-00054 for **conceptual review of an as-built driveway entry gate and gate posts approximately 9 feet high**. The following structures currently exist on the parcel: a residence of approximately 927 square feet and artist studio of approximately 540 square feet with two attached covered porches of approximately 546 square feet and 350 square feet. The proposed project will not require grading. The property is a 51,643 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-013, located at **2825 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07)

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

15. **07BAR-00000-00088 Beach Club Drive Family Trust Residence Additions Toro Canyon**  
07CDH-00000-00007, 07CUP-00000-00019 (Errin Briggs, Planner) **Jurisdiction: Coastal**  
Request of Square One Design, architect for the owner, Beach Club Drive Family Trust, to consider Case No. 07BAR-00000-00088 for **conceptual review of residences additions of approximately 170 square feet, interior remodel and reconstruction of main residence roof elements**. The following structures currently exist on the parcel: a residence of approximately 1,350, an accessory structure of approximately 1,118 square feet, a garage of approximately 602 square feet with attached carport of approximately 445 square feet and several storage containers. The proposed project will not require grading. The property is a 17.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-009, located at **2825 Padaro Lane** in the Carpinteria /Toro Canyon area, First Supervisorial District.
16. **06BAR-00000-00176 Nguyen New Residence Summerland**  
06CDP-00000-00078 (Holly Bradbury, Planner) **Jurisdiction: Summerland**  
Request of Richele Mailard, agent for the owner, David Nguyen, to consider Case No. 06BAR-00000-00176 for **further conceptual review of a new residence of approximately 2,200 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 154 cubic yards of cut and approximately 415 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)
17. **07BAR-00000-00079 Summerland Mini Mart Exterior Change Summerland**  
(Kimberley McCarthy, Planner) **Jurisdiction: Exemption**  
Request of Robert Stamps, architect for the owner, Loui Hana, to consider Case No. 07BAR-00000-00079 for **conceptual review/preliminary/final approval of sign removal with new stucco of approximately 36 square feet**. The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District.
18. **07BAR-00000-00081 Nesbitt New Guardhouse Summerland**  
07CDP-00000-00033 (Selena Buoni, Planner) **Jurisdiction: Summerland**  
Request of Raymond Appelton, Permit Planners, agent for the owner, Patrick Nesbitt, to consider Case No. 07BAR-00000-00081 for **conceptual review of guardhouse of approximately 91 square feet (net)**. The parcel is currently vacant. 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 **2790 Via Real** in the Summerland area, First Supervisorial District.