



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Meeting Date May 12, 2006

9:00 A.M.

Site Visit: Item #6 03BAR-00000-00172 Duff New Residence located at 2690 Gibraltar Road, in the Santa Barbara area, scheduled at 11:30 a.m.

Revision: Item # Discussion Item for Santa Barbara Bowl Foundation Phase 1B has been dropped from the agenda and replaced by a Building Height Calculation Discussion and Training by Noel Langel. (Time Certain 9:30 a.m. approximately 1 hour.) Item #12 06BAR-00000-00030 Clark Residence Addition will be review as further conceptual review only. Item #19 05BR-00000-00117 Severy New Residence and New Guest has been added to the agenda for further final approval. Item #20 05BAR-00000-00117 Severy New Residence and New Guest House has been added to the agenda as further final approval.

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.

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 21, 2006 will be considered.

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

C-1. 05BAR-00000-00162 San Marcos Self Storage Signage Santa Barbara
05SCC-00000-00015 (Amy Trester, Planner) Jurisdiction: Sign

Request of John Larson, M. Timm Development, agent for the owners, Vogue Sign Company, to consider Case No. 05BAR-00000-00162 for **preliminary/final approval on consent of two new signs of approximately 2'3 3/4" by 8'2 1/2" and 2'9" by 10'7"**. The following structures currently exist on the parcel: a storage facility. The proposed project will not require grading. The property is a 2.06 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-110-026, located at **4093 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/12/05 & 9/09/05 & 11/18/05)

C-2. 05BAR-00000-00320 McLaughlin Residence Remodel/Addition Summerland
05CDP-00000-00155 (Amy Trester, Planner) Jurisdiction: Rigeline - Urban

Request of Joaquin Ornelas, agent, for Patrick McLaughlin, owner, to consider Case No. 05BAR-00000-00320 for **preliminary/final approval on consent of a residence remodel and addition of approximately 102 square feet with a deck addition of approximately 604 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,291 square feet. The proposed project will not require grading. The property is a .11 acre parcel zoned R-1/E-1 and shown as Assessor's Parcel Number 005-132-018, located at **2225 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 2/24/06)

C-3. 05BAR-00000-00178 Lengsfelder New Residence Mission Canyon
05LUP-00000-00920 (Kimberley McCarthy, Planner) Jurisdiction: Ridgeline - Urban

Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 for **final approval on consent of a new residence of approximately 1,690 square feet and a attached garage of approximately 532 square feet**. The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/05, 12/16/05, 1/27/06 & 4/21/06)

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE: *Building Height Calculation Discussion and Training, Noel Langle (Time Certain 9:30 a.m. approximately 1 hour)*

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 **further 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. (Continued from 3/31/06)

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

Isla Vista/Goleta

- 2. 05BAR-00000-00236 Bond New Residence Goleta**
05LUP-0000-01045 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Hochausser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **preliminary/final approval of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 457 square feet, a new residence of approximately 4,906 square feet with an attached garage of approximately 532 square feet and landscaping.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 629.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. (Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05, 12/16/05, 1/27/06 & 3/24/06)
- 3. 06BAR-00000-00035 Cingular Wireless Communications Facility Goleta**
05CUP-00000-00066 (Christina Cairns, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Sarah Bow, agent for the applicant, Cingular Wireless, to consider Case No. 06BAR-00000-00035 for **preliminary/final approval of a wireless communications facility consisting of four antennas of approximately 6 feet to be placed on an existing utility pole and a sunken outdoor equipment enclosure located 65 feet southeast of pole on a 414 square foot lease area.** Several unrelated domestic structures currently exist on the parcel. The proposed project will require approximately 37 cubic yards of cut and fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153 -120-022, located in proximity to West Camino Cielo on southward sloping graded area and pole within SCE easement along W. Camino Cielo in the Goleta area, Second Supervisorial District. (Continued from 3/24/06)
- 4. 06BAR-00000-00053 Hedrick New Residence Goleta**
06LUP-00000-00234 (Errin Briggs, Planner) **Jurisdiction: Design Overlay**
Request of Murray Duncan, architect for the owners, Candy and Rhett Hedrick, to consider Case No. 06BAR-00000-00053 for **preliminary approval of a new two story residence of approximately 4,899 square feet, detached garage of approximately 670 square feet and detached cottage of approximately 287 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 275 cubic yards of cut and approximately 1,215 cubic yards of fill. The property is a 30,295 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-020, located at **1310 Via Brigitte** in the Goleta area, Second Supervisorial District. (Continued from 3/24/06)
- 5. 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 **preliminary/final approval 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. (Continued from 3/31/06)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

Site Visit:

6. **03BAR-00000-00172** **Duff New Residence** **Santa Barbara**
04LUP-00000-00373 (Dan Nemechek, Planner) **Ridgeline: Rural**
Request of Jerome White, architect for the owners, Charlie and Kathy Duff, to consider Case No. 03BAR-00000-00172 for a **site visit of a new residence of approximately 4,000 square feet, garage of approximately 860 square feet and studio of approximately 640 square feet.** The following structures currently exist on the parcel: a residence of approximately 799 square feet (to be guest house when proposed residence is built.) The proposed project will require less than 50 cubic yards of cut and fill. The property is a 22 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-005, located at **2690 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/11/03 & 8/8/03, 8/22/03 & 4/30/04 & 6/04/04)

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

7. **03BAR-00000-00172** **Duff New Residence** **Santa Barbara**
04LUP-00000-00373 (Dan Nemechek, Planner) **Ridgeline: Rural**
Request of Jerome White, architect for the owners, Charlie and Kathy Duff, to consider Case No. 03BAR-00000-00172 for **further conceptual review of a new residence of approximately 4,000 square feet, garage of approximately 860 square feet and studio of approximately 640 square feet.** The following structures currently exist on the parcel: a residence of approximately 799 square feet (to be guest house when proposed residence is built.) The proposed project will require less than 50 cubic yards of cut and no fill. The property is a 22 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-005, located at **2690 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/11/03 & 8/8/03, 8/22/03 & 4/30/04 & 6/04/04)
8. **04BAR-00000-00009** **Boger Residence Additions** **Mission Canyon**
04LUP-00000-00032 (Amy Trester, Planner) **Ridgeline: Urban**
Request of Christine Pierron, agent for the owners, Henry and Lisa Boger, to consider Case No. 04BAR-00000-00009 for **preliminary approval a second story addition of approximately 1002 square feet and 1st floor addition of approximately 262 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,342 square feet with a 934 square foot deck/carport below. The proposed project will not require grading. The property is a 8,574 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-001, located at **2875 Vista Elevada** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/04, 7/9/04, 2/25/05, 4/15/05, 8/12/05 & 3/24/06)
9. **06BAR-00000-00029** **Groff Demo/New Residence & Guest House** **Hope Ranch**
06LUP-00000-00029 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Ken Taub, architect for the owner, Scott Groff to consider Case No. 06BAR-00000-00029 for further **conceptual review/preliminary approval of a new residence of approximately 7,643 square feet, guest house of approximately 724 square feet, landscape plan and small retaining walls.** The following structures currently exist on the parcel: a residence of approximately 4,013 to be demolished. The proposed project will require approximately 2,200 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 3.47 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-011, located at **4660 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/24/06)
10. **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 **preliminary/final 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 & 3/31/06)

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

Toro Canyon/Summerland/Carpinteria Areas

- 11. 05BAR-00000-00231** **Ensing Porch Variance and Wall Conditional Use Permit** **Summerland**
04VAR-00000-00003/05CUP-00000-00063 (Lisa Hosale, Planner) **Jurisdiction: Summerland**
Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **preliminary approval of a Variance to allow a new 350 square foot porch 5 feet from the right of way, and a 3 foot high planter approximately 2 feet from the right of way within the front yard setback. The Conditional Use Permit would allow a new 6 foot high fence located on top of an existing 3 foot high wall (total height 9 feet) to be located within the front yard setback.** The following structures currently exist on the parcel: a permitted residence of approximately 800 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland area, First Supervisorial District. (Continued from 10/14/05 & 1/27/06 & 4/21/06)
- 12. 06BAR-00000-00030** **Clark Residence Addition** **Summerland**
06CDP-00000-00005 (Errin Briggs, Planner) **Jurisdiction: Summerland**
Request of Larry Graves, architect for the owner, Oliver Clark, to consider Case No. 06BAR-00000-00030 for **further conceptual of a residence addition of approximately 1,432 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,828 square feet and two garages of approximately 528 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-148-003, located at **2374 Shelby Street** in the Summerland area, First Supervisorial District. (Continued from 3/24/06)
- 13. 06BAR-00000-00078** **Calderon Residence Additions and New Garage** **Toro Canyon**
06CDP-00000-00031 (Errin Briggs, Planner) **Jurisdiction: Toro Canyon**
Request of Tom Jacobs, architect for the owners, Ricardo and Dinah Calderon, to consider Case No. 06BAR-00000-00078 for **conceptual review of a residential 1st floor addition of approximately 1,188 square feet, 2nd floor addition of approximately 1,418 square feet and new attached garage of approximately 575 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,561 square feet, a shed of approximately 75 square feet and uncovered parking. The proposed project will not require grading. The property is a .59 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-010, located at **1765 Ocean Oaks Road** in the Toro Canyon area, First Supervisorial District.
- 14. 06BAR-00000-00080** **Sysel Residence Addition** **Toro Canyon**
(No Planner Assigned) **Jurisdiction: Ridgeline - Rural**

Request of R.E. Johnson, architect for the owners, Mr. and Mrs. D. Sysel, to consider Case No. 06BAR-00000-00080 for **conceptual review of a residence addition of approximately 300 square feet, a second story deck of approximately 700 square feet and a partial garage conversion to habitable space of approximately 280 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,175 square feet and garage of approximately 500 square feet. The proposed project will not require grading. The property is a 2.5 acre/square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-040-036, located at **2803 East Valley Road** in the Toro Canyon area, First Supervisorial District.

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

15. **05BAR-00000-00295 Breeden Residence Addition Toro Canyon**
05CDP-00000-00141 (Lisa Martin, Planner) **Jurisdiction: Toro**
Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **further preliminary approval of a residence addition of approximately 1,134 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,643 square feet. The proposed project will not require grading. The property is a 18,200 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-017, located at **226 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06 & 3/24/06)
16. **05BAR-00000-00248 Nicks New Residence Carpinteria/Toro Canyon**
06CDH-00000-00004 (Holly Bradbury, Planner) **Jurisdiction: Ocean Lot**
Request of Barbara Bestor, architect for the owner, George Dewey Nicks, to consider Case No. 05BAR-00000-00248 for **preliminary/final approval of a new residence of approximately 3,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 70 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 11,366 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-007 located at **3292 Beach Club Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/04/05)
17. **06BAR-00000-00009 Siegal New Residence and Detached Garage/Accessory Space 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 **preliminary approval 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. (Continued from 3/10/06)
18. **06BAR-00000-00064 Olson Residence Addition and Modification to Front Yard Setback Toro Canyon**

06MOD-00000-00005 (Errin Briggs, Planner) **Jurisdiction: Toro**
Request of Christine Pierron, agent for the owner, Robert Olson, to consider Case No. 06BAR-00000-00064 for **preliminary approval of a residence addition of approximately 176 square feet and request for a modification into the front yard setback by approximately 3 feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,048 square feet, and three sheds of approximately 100 square feet each. The proposed project will not require grading. The property is a 12,367 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-013, located at **3118 Via Real** in the Toro Canyon area, First Supervisorial District. (Continued from 4/21/06)

19. **05BAR-00000-00117 Severy New Residence and New Guest House Toro Canyon**
05LUP-00000-00493 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for **further final approval of a new residence of approximately 2,799 square feet, guest house of approximately 536 square feet and garage of approximately 888 square feet.** No structures currently exist on the parcel. The proposed project will approximately 890 cubic yards of cut and 828 cubic yards of fill. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05, 9/9/05 & 4/21/06)

20. **05BAR-00000-00117 Severy New Residence and New Guest House Toro Canyon**
05LUP-00000-00493 (Holly Bradbury, Planner) Ridgeline: N/A
Request of Richard Redmond, architect for the owners, Dana and Donna Severy, to consider Case No. 05BAR-00000-00117 for further **final approval of a new residence of approximately 2,799 square feet, guest house of approximately 536 square feet and garage of approximately 888 square feet.** No structures currently exist on the parcel. The proposed project will approximately 890 cubic yards of cut and 828 cubic yards of fill. The property is a 1.65 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-067, located at **2882 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05, 9/9/05 & 4/21/06)