



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 23, 2008
9:00 A.M.**

Revision: Item 15 08BAR-00000-00049 Westerlay Orchids Packing House Addition level of approval to include conceptual/preliminary/final approval.

NOTICE: Beginning June 2008, all revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. 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.
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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 May 9, 2008 will be considered.

IV. CONSENT AGENDA:

- C-1. 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 & 5/09/08)
- C-2. 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 & 5/09/08)
- C-3. 07BAR-00000-00114 Layman New Residence Addition and New Garage Santa Barbara**
07MOD-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Goleta**
Request of Joaquin Ornelas, agent for the owners, Mary and Otto Layman, to consider Case No. 07BAR-00000-00114 for **final approval on consent 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 1-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 & 5/09/08)
- C-4. 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 **final approval on consent 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 & 5/09/08)

- C-5. 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 **final approval on consent 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. (Continued from 5/09/08)
- C-6. 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 **final approval on consent 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 & 5/09/08)
- C-7. 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 **final approval on consent 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 & 5/09/08)

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.

- 1. 08BAR-00000-00004 SureSite Telecommunication Facility Santa Barbara**
07CUP-00000-00073 (Heather Imgrund, Planner) **Jurisdiction: Goleta**
Request of Scott Dunaway, of SureSite for T-Mobile, to consider Case No. 08BAR-00000-00004 for **further conceptual of a 50 foot tall faux broadleaf with 12 antennas mounted at 45 feet. Six equipment cabinets to be located adjacent to the faux broadleaf surrounded by an 18'10" x 24'4" chain link fence with vinyl slats.** The following structures currently exist on the parcel: project sits adjacent to cemetery and coroner office. The proposed project will not require grading. The property is zoned PI and shown as Assessor's Parcel Number 061-040-027, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/15/08)
- 2. 07BAR-00000-00270 Sprint Telecommunications Facility Carpinteria**

07CUP-00000-00076 (Megan Lowery, Planner)

Jurisdiction: County

Request of Tricia Knight, agent for the applicant, Sprint PCS, to consider Case No. 07BAR-00000-00270 for **further conceptual review of telecommunications facility of approximately 500 square feet**. The following structures currently exist on the parcel: a barn of approximately 700 square feet. The proposed project will not require grading. The property is a 9.91 acre parcel zoned AG and shown as Assessor's Parcel Number 001-090-037, located at **6339 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 11/30/07)

Isla Vista/Goleta

3. **08BAR-00000-00066** **Esparza Residence Addition** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Eduardo Esparza, agent for the owner, Manuel Esparza, to consider Case No. 08BAR-00000-00066 for **conceptual review of a second story residence addition of approximately 450 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,500 square feet with attached garage of approximately 400 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-011, located at **666 Andy Lane** in the Santa Barbara area, Second Supervisorial District.

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

Site Visit

4. **07BAR-00000-00312** **Mount Calvary Addition** **Santa Barbara**
07CNS-00000-00073 (Jim Heaton, Planner) **Jurisdiction:**

Request of Dennis Thompson, architect for the owners, Order of the Holly Cross, to consider Case No. 07BAR-00000-00312 for a **site visit of an addition to an existing dining room of approximately 750 and an addition to existing patio of approximately 250 square feet**. The following structures currently exist on the parcel: Monastery and Retreat Center of approximately 19,095 square feet and guest house of approximately 525 square feet. The proposed project will not require grading. The property is a 241,050.42 square foot parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-010-017, located at **2500 Mt. Calvary Road** in the Santa Barbara area, First Supervisorial District. (Continued from 2/15/08)

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

5. **07BAR-00000-00312** **Mount Calvary Addition** **Santa Barbara**
07CNS-00000-00073 (Jim Heaton, Planner) **Jurisdiction:**

Request of Dennis Thompson, architect for the owners, Order of the Holly Cross, to consider Case No. 07BAR-00000-00312 for **further conceptual review of an addition to an existing dining room of approximately 750 and an addition to existing patio of approximately 250 square feet**. The following structures currently exist on the parcel: Monastery and Retreat Center of approximately 19,095 square feet and guest house of approximately 525 square feet. The proposed project will not require grading. The property is a 241,050.42 square foot parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-010-017, located at **2500 Mt. Calvary Road** in the Santa Barbara area, First Supervisorial District. (Continued from 2/15/08)

6. **08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**
08LUP-00000-00157 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **conceptual review/preliminary approval to demolish an approximately 900 square feet single story residence and rebuild a new two story residence of approximately 2,597 square feet, new two garage of approximately 529 square feet and a gym of approximately 576 square feet atop the garage.** The following structures currently exist on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District.
7. **08BAR-00000-00033 Thlick Residence Addition and Garage Conversion Santa Barbara**
08LUP-00000-00069 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Fred Gonzales, agent for the owners, Ralph and Sandra Thlick, to consider Case No. 08BAR-00000-00033 for **preliminary/final approval of a sun room addition of approximately 160 square feet and garage conversion of approximately 454 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,360 square feet. The proposed project will not require grading. The property is a 7,150 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-341-015, located at **4862 Frances Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

8. **08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence Hope Ranch**
08CDP-00000-00040 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**
Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **preliminary approval of residence remodel of approximately 3,117 and reconstruction of approximately 2,393 square feet – rebuild after fire.** The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/14/08)

Toro Canyon/Summerland/Carpinteria Areas

9. **05BAR-00001-00090**
East Valley Cattle Company New Residence and Guest House Toro Canyon
05LUP-00000-00939 (Holly Bradbury, Planner) **Jurisdiction: Toro**
Request of Richard Redmond, architect for the owner, East Valley Land and Cattle Company, to consider Case No. 05BAR-00000-00090 for **revised final approval of window and landscape changes of a previously approved new residence of approximately 3,551 square feet and guest house of approximately 747 square feet.** No structures currently exist on the parcel. The previously approved proposed project will require approximately 70 cubic yards of and fill. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069, located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05 & 3/10/06 & 4/21/06)
10. **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 & 4/25/08)

11. **07BAR-00000-00056 Summerland LLC As-Built Accessory Structure Summerland**
07CUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Sophie Calvin, agent for the owner, Summerland LLC, to consider Case No. 07BAR-00000-00056 for **final approval of the following residential development: removal of 93 square feet of trellises located in the side setback, removal of 206 square feet of deck above the garage, reconversion of unpermitted habitable space to a 455 square foot two car attached garage, removal of a kitchenette and shower and the reconversion of unpermitted habitable space to 839 square feet of storage space on the first floor, legalize 198 square feet of deck above garage, and to legalize an as-built workshop of approximately 362 square feet with approximately 68 square feet to be demolished, the workshop received ZA approval of a Modification to the required front setbacks to allow encroachment of the workshop and remaining portion of the deck above the garage.** The following structures currently exist on the parcel: a residence of approximately 897 square feet, storage unit of approximately 563 square feet and a garage of approximately 455 square feet. The proposed project will not require grading. The property is a 6,250 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-172-002, located at **2211 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/27/07 & 12/14/07)

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

12. **08BAR-00000-00062 Ostby/Cook Demolition/New Residence Carpinteria**
08CDH-00000-00006, 08CDP-00000900043 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 08BAR-00000-00062 for **conceptual review of new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by SBAR) and a new tennis cabana of approximately 168 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretakers cottage of approximately 668 square feet and detached garage of approximately 684 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-007, located at **4267 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.
13. **08BAR-00000-00064 Handtmann Residence Addition Carpinteria**
08CDH-00000-00007 (J. Ritterbeck, Planner) **Jurisdiction: Toro**
Request of Jennifer Foster, agent and Neumann Mendro Andrulaitis, architect for the owners, George and Janet Handtmann, to consider Case No. 08BAR-00000-00064 for **conceptual review of a residential addition (hallway) of approximately 130 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,970 square feet, garage of approximately 950 square feet and trellis of approximately 472 square feet. The proposed project will not require grading. The property is a 0.43 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-077, located at **3269 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District.
14. **06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**

07CDH-00000-00036 (Nicole Mashore, Planner) **Jurisdiction: Toro**
Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **preliminary/final approval of a residence addition of approximately 1,070 square feet to an existing one story residence, and for a modification to allow for approximately 569 square feet of the addition to encroach ten feet into the rear yard setback. A 60 square foot storage unit, a spa and an outdoor barbeque area are also proposed, as well as landscape walls of approximately 3'4" and 7" in height.** The following structure currently exists on the parcel: a residence of approximately 1,418 square feet with an attached carport. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07, 11/02/07, 1/04/08, 3/28/08 & 4/11/08)

15. **08BAR-00000-00049 Westerlay Orchids Packing House Addition Toro Canyon**
08SCD-00000-00006 (Seth Shank, Planner) **Jurisdiction: Toro**
Request of Joe Overgaag, owner, to consider Case No. 08BAR-00000-00049 for **conceptual/preliminary/final review of an addition of approximately 627 square feet to a flower packing house.** The following structures currently exist on the parcel: a 6,000 square foot flower packing house, 8,400 square foot flower packing house, 3,130 square foot cooler canopy, 296,790 square feet of greenhouses, and a 1,580 square foot boiler room. The parcel is a 10.71-acre parcel, zoned AG-I-10 and is in the Carpinteria Agriculture (CA) overlay, 1st Supervisorial District. The project is located at 3504 Via Real and is part of the Toro Canyon Community Plan. (Continued from 4/11/08)