



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of May 27, 2005

9:00 A.M.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-Vice Chair
Bethany Clough
Pamela Ferguson-Ettinger
Valerie Froscher
Greg Ravatt
Chris Roberts
Kris Miller-Fisher
Anita Hodosy - BAR Secretary
Peter Imhof - Planner III

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

- 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.
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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 May 13, 2005, 2004 will be considered.
- IV. CONSENT AGENDA: (Time Certain 8:30 A.M.)**

- C-1. 05BAR-00000-00046 Wilson Residence Addition and New Carport Toro Canyon**
05LUP-00000-00214 (Alex Tuttle, Planner) Ridgeline: N/A
Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00046 for **final approval on consent of a residence addition of approximately 198 square feet, new carport of approximately 190 square feet, new entry off Hidden Valley Lane with 6 foot high entry gates and 7 foot high gate posts, and permeable pavings of approximately 1,000 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,017 square feet and guest house of approximately 445 square feet and workshop of approximately 666 square feet. The proposed project will not require grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/08/05)
- C-2. 05BAR-00000-00070 Scarborough Residence Addition and Garage Hope Ranch**
05LUP-00000-00301 (Lisa Martin, Planner) Ridgeline: Urban
Request of Valerie Froscher, architect for the owners, Jim and Ann Scarborough, to consider Case No. 05BAR-00000-00070 for **preliminary/final approval on consent of a residence addition of approximately 868 square feet and attached garage of approximately 949 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,918 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 1.33 acre parcel zoned 1.5-Ex-1 and shown as Assessor's Parcel Number 061-301-048, located at **530 Via Sinuosa** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/15/05)
- C-3. 03BAR-00000-00300 Mockingbird Ventures, LLC New Residence Goleta**
03MOD-00000-00017 (Alice Daly, Planner) Ridgeline: N/A
Request of Rich Ridgway, agent for the owners, Mockingbird Ventures, LLC New Residence to consider Case No. 03BAR-00000-00300 for **revised final approval on consent for minor revisions to landscaping for a new residence of approximately 4,092 square feet with an attached garage of approximately 735 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,135 square feet. The proposed project will require approximately 1,500 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a .37 acre parcel zoned DR-2.0 and shown as Assessor's Parcel Number 065-680-040, located at **Southerly end of Mockingbird Lane** in the Goleta area, Second Supervisorial District. (Continued form 11/21/03 & 4/02/04)
- C-4. 04BAR-00000-00319 Singh Commercial Addition Goleta**
04CDP-00000-00139 (Adrienne Domas, Planner) Ridgeline: N/A
Request of W. David Winitzky, architect for the owner, Viran Singh, to consider Case No. 04BAR-00000-00319 for **final approval on consent of as built alterations and additions of approximately 414 square feet to commercial structure, as built alterations and additions of approximately 1,160 square feet to dwelling and removal of as-built roof structure of approximately 467 square feet.** The following structures currently exist on the parcel: a restaurant of approximately 1,190 square feet and s-built storage structure of approximately 2,041 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** the Goleta area, Third Supervisorial District. (Continued from 2/11/05 & 5/13/05)

- C-5. 05BAR-00000-00003 AT&T Wireless Telecommunications Facility Orcutt**
04CUP-00000-00062 (Megan Lowery, Planner) Ridgeline: To be determined
Request of Tricia Knight, agent AT& T Wireless, to consider Case No. 05BAR-00000-00003 for **final approval on consent of a telecommunications facility that would be mounted to an existing PG&E transmission tower which would bring the total height to approximately 82 feet.** The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 5.5 acre parcel zoned 20-AG and shown as Assessor's Parcel Number 101-020-019, **located on Graciosa Place (no assigned number)** in the Orcutt area, Fourth Supervisorial District. **(Continued from 2/25/05)**
- C-6. 03BAR-00000-00114 Perkins New Mixed Use Building Summerland**
03CDP-00000-00044(Peter Lawson, Planner) Ridgeline: N/A
Request of Robin Donaldson, architect for the owners, Perry Perkins, to consider Case No. 03BAR-00000-00113 for **revised final approval on consent of minor alterations of approximately 45 additional square feet to kitchen area, relocation of chimney and additional fenestration to the deck area overlooking Lilley Avenue to a previously approved new mixed-use building with retail of approximately 2,000 square feet and a residence of approximately 1,213 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,248 square feet and detached garage of approximately 272 square feet. The proposed project will require approximately 145 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 8,200 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-192-009, located at **2420 Lillie Avenue** in the Summerland area, First Supervisorial District. **(Continued from 5/9/03 & 1/09/04 & 1/16/04)**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

Ron Cortez, Topic: North County Board of Architectural Review

(Time Certain 9:30, approximately 1.5 hours)

VII. STANDARD AGENDA:

VIII.

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

- 1. 04BAR-00000-00347 El Capitan Canyon Campground New Additions Gaviota Coast**
04SCD-00000-00042 /04CDP-00000-00153(Alan Hanson, Planner) Ridgeline: N/A
Request of Brent Daniels, agent for the owners, Cima del Mundo, LLC, to consider Case No. 04BAR-00000-00347 for **preliminary/final approval of landscaping plan, lighting plan and structures for proposed Expansion Area A in compliance with conditions of approval for El Capitan Ranch Campground CUP, #01CUP-00000-00096.** The property is currently vacant, and is a 181.05 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 081-230-036, located at **11560 Calle Real** in the Gaviota Coast area, Third Supervisorial District. BAR review is limited to determination of compliance with Conditions #2, 4, 5, and 6 on the Conditional Use Permit. **(Continued from 2/11/05, Site Visit 3/16/05, 3/18/05 & 5/13/05)**

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

Santa Maria/Santa Ynez/Los Olivos/Solvang/Los Alamos Areas

2. **05BAR-00000-00066** **Moscardi New Barn** **Santa Ynez**
05LUP-00000-00266 (Lorie Baker, Planner) Ridgeline: Rural
Request of John A. Rinaldi, architect for the owner, Louie Moscardi, to consider Case No. 05BAR-00000-00066 for **further conceptual review of a new barn/storage building of approximately 2,450 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,200 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-290-001, located at **3484 Woodstock Road** in the Santa Ynez area, Third Supervisorial District. **(Continued from 4/15/05)**

3. **05BAR-00000-00065** **Oak Hills 21 Unit Subdivision** **Lompoc**
02NEW-00000-00223, TM 14,392 (Adam Baughman, Planner) Ridgeline: Urban
Request of Gordon Bell, agent for the applicants, Oak Hill Associates, to consider Case No. 05BAR-00000-00065 (Formally known as 98-BAR-363) for **further conceptual review of a 2,200 to 2,600 square foot 21 unit residential development**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16.87 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 097-371-010, located on Oak Hill Drive in the Vandenberg Village area, Third Supervisorial District. **(Continued from 11/06/98, 12/04/98, 1/08/99 & 4/8/05)**

4. **05BAR-00000-00049** **Will New Commercial Remodel** **Orcutt**
(Lilly Okamura, Planner) Ridgeline: N/A
Request of Tom B. Martinez, architect for the owner, John Will, to consider Case No. 05BAR-00000-00049 for **preliminary/final approval of an interior and exterior remodel of a newly established commercial structure of approximately 1,456 square feet**. The following structures currently exist on the parcel: a commercial structure of approximately 1,456 square feet and second commercial structure of approximately 2,154 square feet. The proposed project will not require grading. The property is a 1.25 acre parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-121-001, located at **the 200 block of South Broadway** in the Orcutt area, Fourth Supervisorial District. **(Continued from 4/8/05)**

5. **05BAR-00000-00042** **Quick New Barn** **Santa Ynez**
05LUP-00000-00205 (Lorie Baker, Planner) Ridgeline: Rural
Request of Curtis and Yvette Moniot, agents for the owners, Richard and Marsha Quick, to consider Case No. 05BAR-00000-00042 for **further preliminary/final approval of a new barn of approximately 1,290 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,000 square feet. The proposed project will require approximately 1,200 cubic yards of grading. The property is a 20 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 099-430-005, located at **1320 Cougar Ridge Road** in the Buellton area, Third Supervisorial District. **(Continued from 3/11/05 & 4/15/05)**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. 04BAR-00000-00196 Ruben Residence Addition and Remodel Santa Barbara
045LUP-00000-00456 (Dan Nemechek, Planner) Ridgeline: Urban
Request of Hugh Twibell, architect for the owners, Murray and Beth Ruben, to consider Case No. 04BAR-00000-00196 for **revised final approval of an addition and remodel of approximately 118 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 2,670 square feet and garage of approximately 504 square feet. The proposed project will require approximately 126 cubic yards of cut and approximately 42 cubic yards of fill. The property is a 1.35 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-231-006, located at **4554 Via Clarice** in the Goleta area, Second Supervisorial District. **(Continued from 9/10/04 & 1/14/05, 2/25/05 & 3/18/05)**
7. 03BAR-00000-00153 Miller New Residence Mission Canyon
04LUP-00000-00278 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Landa Stevens Architects, architect for the owner, Glenn Miller, to consider Case No. 03BAR-00000-00153 for **further conceptual/preliminary approval of a new residence of approximately 7,140 square feet, garage of approximately 777 square feet and basement of approximately 1,767 square feet.** The following structure currently exists on the parcel: a guesthouse of approximately 800 square feet. The proposed project will require approximately 3,610 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 12.96 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-033, located at **1560 San Roque Road** in the Santa Barbara area, Second Supervisorial District. **(Continued from 6/20/03 & 9/19/03 & 12/17/04, Site Visit 1/13/05 & 1/14/05 & 4/08/05)**

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

8. 05BAR-00000-00104 Engberc/Jackson Residence Addition Goleta
(No Planner Assigned.) Ridgeline: N/A/Urban/Rural
Request of Loren Solin, architect for the owners, Karen Engberc and Douglas Jackson, to consider Case No. 05BAR-00000-00104 for **conceptual review of residence addition of approximately 224 square feet and new terrace of 284 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,876 square feet. The proposed project will not require grading. The property is a 42,679 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-271-004, located at **8424 Verde del Padre** in the Goleta area, Second Supervisorial District.
9. 05BAR-00000-00059 Werner New Mixed Use Building Isla Vista
(Adrienne Domas, Planner) Ridgeline: N/A

Request of Vincent Leifer, architect for the owner, Tim Werner, to consider Case No. 05BAR-00000-00059 for **further conceptual review of a mixed-use of approximately 17,508 square feet**. The following structures currently exist on the parcel: a restaurant 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)

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

10. 04BAR-00000-00166 Williams New Residence and Garage Isla Vista
04CDH-00000-00016, (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00166, for **final approval of a new residence of approximately 2,327 square feet and new garage each of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6517 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 7 & 11/05/04)
11. 04BAR-00000-00167 Williams New Residence and Garage Isla Vista
04CDH-00000-00017 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00167 for **final approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.). The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6515 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 & 11/05/04)
12. 04BAR-00000-00169 Williams New Residence and Garage Isla Vista
04CDH-00000-00018 (Robert Dostalek, Planner) Ridgeline: Urban
Request of Jennifer Foster, agent for the owners, George and Karen Williams, to consider Case No. 04BAR-00000-00169 for **final approval of a new residence of approximately 2,327 square feet and new garage of 335 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,000 square feet, garage of approximately 340 square feet, cottage of approximately 480 square feet (situated over three existing parcels.) The proposed projects each will require approximately 17 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,337 square foot parcel zoned SR-M and shown as Assessor's Parcel Number 075-223-016, located at **6513 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/27/04 & 9/24/04 & 11/05/04)
13. 05BAR-00000-00081 Sedlin Residence Remodel El Capitan Ranch
05LUP-00000-00353 (Allen Bell, Planner) Ridgeline: Rural

Request of Clay Aurell, agent for the owner, Adrian Sedlin, to consider Case No. 05BAR-00000-00081 for **further conceptual review/preliminary approval of residential addition of approximately 756 square feet on lower level and approximately 15 square feet on main level, new deck of approximately 909 square feet and remodel of roof, entry, windows, doors and siding.** The following structures currently exist on the parcel: a residence of approximately 4,062 square feet. The proposed project will require approximately 20 cubic yards of cut and approximately 12 cubic yards of fill within the existing footprint. The property is a 10.25 acre parcel zoned U under Ordinance No. 661 and shown as Assessor's Parcel Number 081-260-015, located at **10697 Calle Quebrada** in the El Capitan Ranch area, Third Supervisorial District. **(Continued from 4/15/05)**

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| 14. | 02BAR-00000-00129 | Trubschenck New Residence | Hollister Ranch |
| | 02CDH-00000-00034 (Michelle Wilson, Planner) | | Ridgeline: Rural |
| | Request of John Anton, architect for the owners, Mr. & Mrs. Eric Trubschenck, to consider Case No. 02BAR-00000-00129 for preliminary/final approval of an approximately 3,949.5 square foot residence with attached garage of approximately 933.5 square feet. The proposed project will require approximately 1,075 cubic yards of grading (1,075 cubic yards of cut and 806 cubic yards of fill). The property is a 114 acre foot parcel zoned AG-II-320 and shown as Assessor's Parcel Number 083-690-003, located at Hollister Ranch Lot 84 in the Hollister Ranch area, Third Supervisorial District. (Continued from 6/21/02 & 7/25/03) | | |
| 15. | 03BAR-00000-00148 | Caird New Residence | Santa Barbara |
| | 01CDH-00000-00022 (Michelle Wilson, Planner) | | Ridgeline: N/A |
| | Request of Angie Huff, architect for the owners, Ron and Patricia Caird, to consider Case No. 03BAR-00000-00148 for preliminary approval of a new residence of approximately 2,899 gross square feet with an attached garage of approximately 516 square feet and exterior decking of approximately 1,650 square feet. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-051, located at 1365 More Ranch Road in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03 & 2/11/05) | | |
| 16. | 03BAR-00000-00149 | Caird New Residence | Santa Barbara |
| | 01CDH-00000-00023 (Michelle Wilson, Planner) | | Ridgeline: N/A |
| | Request of Angie Huff, architect for the owners, Ron & Patricia Caird, to consider Case No. 03BAR-00000-00149 for preliminary approval of a new residence of approximately 3,124 gross square feet with an attached garage of approximately 611 square feet and exterior decking of approximately 1,380 square feet. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 16,905 square foot parcel zoned AG-1-5 and shown as Assessor's Parcel Number 065-250-050, located at 1369 More Ranch Road in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/03, 11/14/03 & 2/11/05) | | |

The Representatives of the following items should be in attendance at this BAR Meeting by 4:00 P. M.

Toro Canyon/Summerland/Carpinteria Areas

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| 17. | 04BAR-00000-00059 | Swords New Residence | Carpinteria |
| | 04CDP-00000-00025 (Lisa Martin, Planner) | | Ridgeline: Rural |
| | Request of B. Klammer, architect for the owner, Sean Swords, to consider Case No. 04BAR-00000-00059 for final approval of a new residence of approximately 3,500 square feet. No structures currently exist on the parcel. The proposed project will require approximately 330 cubic yards of cut and fill. The property is a 1.6 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at 7025 Gobernador Canyon | | |

Road in the Carpinteria area, First Supervisorial District. (Continued from 4/02/04 & 4/8/05)

18. 03BAR-00000-00119 Lillie Avenue LLC New Mixed Use Building Summerland
03CDP-00000-00153 (Natasha Heifetz-Campbell, Planner) Ridgeline: N/A

Request of Brian Cearnal, architect for the owner, La Paz Trust, to consider Case No. 03BAR-00000-00119 for **final approval of a new mixed use project. Project involves demolition of existing duplex and construction of a new 6,611 square foot mixed-use project. The project involves 2,772 of retail commercial space, 3,164 square feet of associated subterranean parking, 675 square feet residential space and a separate residential garage. The applicant is also requesting a modification to parking regulations with regard to driveway design.** The following structures currently exist on the parcel: a residence of approximately 2,036 square feet. The proposed project will require approximately 2111 cubic yards of cut and approximately 6 cubic yards of fill. The property is a 12,000 square foot parcel zoned C1 and shown as Assessor's Parcel Number 005-182-006, located at **2346 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/23/03 & 8/13/04 & 10/01/04)

19. 05BAR-00000-00053 Hot Springs Investment Inc. Residence Additions and Remodel Toro Canyon
05LUP-00000-00249 (Holly Bradbury, Planner) Ridgeline: Rural

Request of Harrison Design Associates, architect for the owners, Hot Springs Investment Inc., to consider Case No. 05BAR-00000-00053 for **preliminary/final approval of a residence addition of approximately 1,319 square feet, new guest house of approximately 793 square feet and two new trellises.** The following structures currently exist on the parcel: a residence of approximately 5,661 square feet, detached garage/study of approximately 994 square feet, guest house of approximately 645 square feet and barn of approximately 192 square feet. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 7.31 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-110-010, located at **3007 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/8/05)

20. 05BAR-00000-00122 Wilson Residence Modification Toro Canyon
05MOD-00000-00003 (Alex Tuttle, Planner) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Frank M. and Debbie Wilson, to consider Case No. 05BAR-00000-00122 for **conceptual review of a modification to allow a detached two car garage of approximately 515 square feet, encroaching up to 6 feet 3 inches into the side yard setback.** The following structures currently exist on the parcel: a residence of approximately 3,017 square feet, guest house of approximately 666 square feet and workshop of approximately 432 square feet. The proposed project will require approximately 1 cubic yard of grading. The property is a 1.45 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-060, located at **2929 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.