



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Meeting Date: June 2, 2006

9:00 A.M.

Site Visit: 06BAR-00000-00025 Tabasgo Trust Demo/New Residence @ 1297 W. Mountain Drive, Toro Canyon area scheduled at 11:30 A.M.

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.
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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 19, 2006 will be considered.

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

C-1. 06BAR-00000-00072 Short New Residence and Attached Garage Toro Canyon
06CDH-00000-00015 (Errin Briggs, Planner) Jurisdiction: Coastal, Toro Canyon

Request of Robert Senn, architect for the owners, Robert and Linda Short, to consider Case No. 06BAR-00000-00072 for **preliminary/final approval on consent of a new residence of approximately 1,326 net square feet with attached garage of approximately 244 net square feet.** No structures currently exist on the parcel, previous residence demolished October, 2005: The proposed project will not require grading. The property is a 10,801 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-058, located at **3273 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 4/21/06)

C-2. 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 **preliminary/final on consent 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 & 5/12/06)

C-3. 05BAR-00000-00016 Glazer New Residence Toro Canyon
04CNS-00000-00126 (Dan Nemechek, Planner) Ridgeline: Rural

Request of Cearnal Andrulaitis Architects, architect for the owners, Martha and Jay Glazer, to consider Case No. 05BAR-00000-00016 for **revised final approval on consent for minor alterations to a previously approved detached garage of approximately 621 square feet with an attached office structure of approximately 324 square feet, and minor revisions to the permitted access driveway and landscaping.** The revisions are associated with a previously approved new residence of approximately 7,324 square feet with an attached garage of approximately 640 square feet, a cabana of approximately 400 square feet and a pool. **The location of a second residential unit of approximately 1,000 square feet is being adjusted, but is not subject to BAR review.** No structures currently exist on the parcel. The proposed project will require approximately 3,500 cubic yards of cut and fill. The property is a 7.60 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-040-026, located at **2955 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/11/05, 6/10/05 & 9/09/05)

C-4. 03BAR-00000-00196 Keehn New Residence Mission Canyon
04LUP-00000-00025 (Robert Dostalek, Planner) Ridgeline: Urban

Request of Kent Mixon, architect for the owners, Ronald and Edalee Keehn, to consider Case No. 03BAR-00000-00196 for **revised final approval on consent of new residence of approximately 3,000square feet.** The following structures currently exist on the parcel: a residence of approximately 2,645 square feet, garage of approximately 644 square feet; barn of approximately 566 square feet and barn of approximately 198 square feet. The proposed project will require approximately 222 cubic yards of cut and no fill. The property is a 1.72 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-070-022, located at **2289 Las Canoas** in the Santa Barbara area, First Supervisorial District. (Continued from 8/22/03 & 1/30/04 & 7/16/04)

C-5. 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 **final approval on consent 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 & 5/12/06 & 5/19/06)

C-6. 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 & 5/12/06)

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

<p>The Representatives of the following items should be in attendance at this BAR Meeting by 9:30 A. M.</p>
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Isla Vista/Goleta

1. 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)

2. 06BAR-00000-00089

Infranext Unmanned Wireless Telecommunications Facility **Isla Vista**
04CUP-00000-00072 (Megan Lowery, Planner) **Jurisdiction: Permit Condition**

Request of Sarah Bow of Infranext, agent for Cingular Wireless, to consider Case No. 06BAR-00000-00089 for **conceptual review of an unmanned wireless telecommunications facility with an antenna parapet of approximately 64 square feet and equipment vault of approximately 576 square feet located in architectural projection on the roof of St. Marks Church.** The following structures currently exist on the parcel: a church, a T-Mobil wireless site and a shed. The proposed project will not require grading. The property is a 1.1 acre parcel zoned SRH-20 and shown as Assessor's Parcel Number 075-036-001, located at **6550 Picasso** in the Isla Vista area, Third Supervisorial District.

3. **06BAR-00000-00059** **Sitolini New Residence** **Goleta**

06LUP-00000-00204 (Erinn Briggs, Planner) **Jurisdiction: Ridgeline- Rural**

Request of Russ Banko, architect for the owner, Paulo Sitolini, to consider Case No. 06BAR-00000-00059 for **preliminary approval of a new residence of approximately 2,545 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 470 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-293-072, located at **534 Vereda del Ciervo** in the Goleta area, Third Supervisorial District. (Continued from 4/21/06)

The Representatives of the following items should be in attendance at this BAR Meeting by 10:00 A. M.

4. **06BAR-00000-00060** **Burman Demo Rebuild New Residence, Garage and Artist Studio** **Goleta**

06CDH-00000-00012 (Peter Imhof / Virginia Gardner Planner) **Jurisdiction: Coastal**

Request of Robert Foley for Robert Paul Design, architect for the owners, Tom and Bari Burman, to consider Case No. 06BAR-00000-00060 for **further conceptual review of a new residence of approximately 3,890 square feet, garage of approximately 440 square feet and artist studio of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,233 square feet with attached garage of approximately 400 square feet to be demolished. The proposed grading to be determined. The property is a .77 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-026, located at **5297 Austin Road** in the Goleta area, Second Supervisorial District. (Continued from 4/21/06)

5. **06BAR-00000-00114** **Evans New Residence, Carport and Garages** **Goleta**

(No Assigned Planner) **Jurisdiction:**

Request of Douglas Beard, architect for the owners, Scott and Julie Evans, to consider Case No. 06BAR-00000-00114 for **conceptual review of a new residence of approximately 6,198 square feet, carport of approximately 511 square feet and two garages of approximately 630 square feet each.** The following structures currently exist on the parcel: a guest house of approximately 800 square feet with attached garage of approximately 525 square feet, a tool shed of approximately 700 square feet and two temporary trailers to be removed. The proposed project will require approximately 1,355 cubic yards of cut and no fill. The property is a 32.08 acre parcel zoned MT-GOL-40 and shown as Assessor's Parcel Number 153-340-048, located at **1555 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

6. **Discussion** **Ballantyne New Residence, Guesthouse and Barn** **Gaviota**

05LUP-00000-00611 (Allen Bell, Planner)

Jurisdiction: Section 2-33.12c

Request of Santa Barbara Planning and Development for BAR to render its advice on a proposal by the owner, Lynn Ballantyne, for the **construction of a new residence of 9,300 square feet with a basement of 696 square feet, new guesthouse of 800 square feet with attached garage of 568 square feet and new barn of 1,200 square feet.** No structures currently exist on the parcel. The proposed project will require 6,000 cubic yards of cut and fill. The property is a 17 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036, located at **500 Farren Road** in the Gaviota area, Third Supervisorial District. (Continued from 9/09/05 and Site Visit 11/15/05 & 11/18/05)

Mission Canyon/Santa Barbara/Hope Ranch Areas

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

Site Visit

7. **06BAR-00000-00025 Tabasgo Trust Demo/New Residence Santa Barbara**
04LUP-00000-00885 (Mark Walter, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Neumann, Mendro Andrulatitis, architect for the owner, Tabasgo Trust, to consider Case No. 06BAR-00000-00025 for a **site visit of a new residence of approximately 7,973 square feet with an attached garage, covered patio of approximately 2,000 square feet, two water storage tanks of approximately 20,000 gallons each, and demolition of existing residence of approximately 2,323 square feet (covered porch will be built on portion of existing pad.) (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.)**. The following structures currently exist on the parcel: a residence with carport of approximately 2,323 square feet, pool cabana of approximately 100 square feet, enclosed gazebo of approximately 100 square feet, three accessory structures of approximately 100 square feet each, three water storage of approximately of approximately 5,000 gallons each and one water storage of approximately 10,000 gallons. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 3/24/06)

The Representatives of the following items should be in attendance at this BAR Meeting by 1:15 P. M.

8. **05BAR-00000-00188 Cook New Residence Mission Canyon**
05LUP-00000-00820, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00040
Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **preliminary approval of a one-story, approximately 910 square foot addition to the existing, one story adobe residence, demolition of the existing two-car garage, and construction of a one car garage of approximately 260 square feet and a trellis covered parking space. The total building footprint would be approximately 3,000 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05 & 2/24/06 & 3/31/06 & 5/19/06)
9. **05BAR-00000-00189 Burke/Cook New Residence Mission Canyon**
05LUP-00000-00821, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline -Urban**

05CUP-00000-00042

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **preliminary approval for a new residence of approximately 2,150 square feet with a laundry storage room of approximately 110 square feet and two trellis covered parking spaces. The total building footprint would be approximately 2,458 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05 & 2/24/06 & 3/31/06 & 5/19/06)

- 10. 05BAR-00000-00190 Burke New Residence Mission Canyon**
05LUP-00000-00822, (Natasha Heifetz-Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00041

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **preliminary approval for a new residence consisting of approximately 2,780 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot, two-car, basement garage and hobby room. The total building footprint on-site would be approximately 3,270 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05 & 2/24/06 & 3/31/06 & 5/19/06)

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

- 11. 06BAR-00000-00046 Velazquez New Residence and Garage Mission Canyon**
06LUP-00000-00168 (Peter Imhof/Virginia Gardner,Planners) **Jurisdiction: Mission Canyon**
Request of Susan Sherwin, architect for the owners, Adriana and George Velazquez, to consider Case No. 06BAR-00000-00046 for **further conceptual review of new residence of approximately 3,990 square with a basement of approximately 767 square and detached garage of approximately 522 square feet. The existing residence of approximately 2,500 will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-113-007, located at **2609 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 3/31/06)
- 12. 05BAR-00000-00155 Rodgers Residence Addition Mission Canyon**
05LUP-00000-00703 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Ron Sorgman, architect for the owner, M.J. Rodgers, to consider Case No. 05BAR-00000-00155 for **final approval of a residence addition of approximately 759 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and garage of approximately 390 square feet. The proposed project will not require grading. The property is a 6,230 square foot parcel zoned 6-R-1 and shown as Assessor's Parcel Number 023-161-013, located at **2956 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/15/05 & 9/9/05 & 10/28/05 & 3/31/06)
- 13. 06BAR-00000-00105 Lambert Residence Remodel and Additions Santa Barbara**
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**

Request of Nils Hammerbeck agent for the owner, Douglas Lambert to consider Case No. 06BAR-00000-00105 for **conceptual review of residence remodel and additions of approximately 5, 513 square feet which includes demolition of existing cabana of approximately 180 square feet, demolition of existing garage of approximately 466 square feet, second story addition of approximately 1,550 square feet, addition to main floor of approximately 217 square feet, four new decks of approximately 1,300 square feet and new garage of approximately 552 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,880 square feet and garage of approximately 466 square feet and cabana of approximately 180 square feet. The proposed grading not determined. The property is a 13,675 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-171-008, located at **460 Venado Drive** in the Santa Barbara area, Second Supervisorial District.

- 14. 06BAR-00000-00113 Willows Residence Additions/Remodel Mission Canyon**
06LUP-00000-00419 (Erinn Briggs, Planner) **Jurisdiction: Mission Canyon**
Request of Ron Sorgman, architect for the owner, Dave Willows, to consider Case No. 06BAR-00000-00113 for **conceptual review of a residence addition and remodel of approximately 2,891square feet.** The following structures currently exist on the parcel: a residence of approximately 4,876 square feet and approximately 1,876 square feet of garage, mechanical and storage space. The proposed project will require approximately 450 cubic yards of cut and fill. The property is a 2.83 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-019, located at **1990 Los Canoas** in the Mission 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. 06BAR-00000-00070 Murray Residence Addition Hope Ranch**
06CDP-00000-00029 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Applicable**
Request of Amy Taylor, architect for the owner, Anne Murray, to consider Case No. 06BAR-00000-00070 for **further conceptual review of residence addition of approximately 1,259 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,949 square feet, detached garage of approximately 520 square feet, attached garage of approximately 594 square feet – attached garage to be demolished. The proposed project will not require grading. The property is a 2.3 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-004, located at **3975 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 4/21/06)

Toro Canyon/Summerland/Carpinteria Areas

- 16. 05BAR-00000-00260 Capone New Guest House and Tennis Court Toro Canyon**
06CDH-00000-00006 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Bob Easton, architect for the owner, Peter Capone, to consider Case No. 05BAR-00000-00260 for **conceptual review of a new 800 square foot guest house with attached pergola, detached pergola and 6,982 square foot tennis court with 10 foot fence. The project would include retaining wall(s) of up to seven feet in height and new landscape improvements. A number of avocado trees would be removed.** The following structures currently exist on the parcel: a single family residence of approximately 6,978 square feet and attached garage of approximately 978 square feet. The proposed project will require approximately 300 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 23.84 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-030-030, located at **574 Freehaven Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06)
- 17. 06BAR-00000-00111 Toms Residence Addition Toro Canyon**
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**

BOARD OF ARCHITECTURAL REVIEW AGENDA

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Request of Marion Toms, agent for the owner, Loraine C. Toms, to consider Case No. 06BAR-00000-00111 for **conceptual review of residence addition of approximately 650 square feet**. The following structures currently exist on the parcel: a residence of approximately 784 square feet atop a garage of approximately 824 square feet, a residential second unit of approximately 998 square feet with a garage of approximately 496 square feet, and a garden shed of approximately 100 square feet. The proposed project will not require grading. The property is a 10.04acre parcel zoned RR-10 and shown as Assessor's Parcel Number 155-040-020, located at **925 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

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