



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Meeting Date: June 23, 2006

9:00 A.M.

Site Visit: Item # 9 06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure @ 4123 State Street in the Santa Barbra area, scheduled at 11:45 a.m. and to be reviewed as Item #10 for further conceptual review at 1:30 p.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	
Allen Bell	- 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 June 2, 2006 will be considered.

IV. CONSENT AGENDA:

- C-1. 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 **preliminary/final on consent 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)
- C-2. 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/final approval on consent 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 & 6/02/06)
- C-3. 06BAR-00000-00065 Mr. Pickles New Signage Isla Vista**
06CDP-00000-000020, 06SCC-00000-00004 (Amy Trester, Planner) **Jurisdiction: Signs**
Request of Diane Hanamoto, agent for the owner, Frank Fagundes, to consider Case No. 06BAR-00000-00065 for **preliminary/final approval on consent of new wall sign "Mr. Pickles" of approximately 20 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 617 square feet in a commercial building of approximately 7,732 square feet. The proposed project does not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **6545 Pardall Road** in the Isla Vista area, Third Supervisorial District. (Continued from 4/21/06)

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this BAR Meeting by 9:30 A. M.

Isla Vista/Goleta

- 1. 03BAR-00000-00072 Bantilan New Residence Goleta**
02LUP-00000-00930 (Mark Walter, Planner) **Jurisdiction: Ridgeline: Urban**
Request of Doug Keep, architect for the owner, Gene Bantilan, to consider Case No. 03BAR-00000-00072 for **final approval of a new residence and attached garage of approximately 5,719 square feet, detached garage of approximately 576 square feet, second unit of approximately 998 square feet, workshop of approximately 1,544 square feet and pool cabana of approximately 100 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 of cut and approximately 3,000 cubic yards of fill. The property is a 3.11 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 067-130-020, located at **4761 Sierra Madre** in the Goleta area, Second Supervisorial District. (Continued from 4/25/03, 9/09/05, Site Visit 10/11/05, 11/04/05)

2. **06BAR-00000-00117 Amjadi New Garage and Accessory Structure Goleta**
06LUP-00000-00439 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Don Swann, architect for the owners, Mr. and Mrs. Steve Amjadi, to consider Case No. 06BAR-00000-00117 for **conceptual review/preliminary approval of a new garage of approximately 315 square feet and accessory structure of approximately 584 square feet. (Project includes a Residential Second Unit not for SBAR Review.)** The following structures currently exist on the parcel: a residence of approximately 2,398 square feet and attached garage of approximately 624 square feet. The proposed project will require approximately 103 cubic yards of cut and no fill. The property is a 36,302 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-332-006, located at **740 Alto Drive** in the Goleta area, Second Supervisorial District.
3. **06BAR-00000-00115 SOS Liquor Wall Sign Isla Vista**
(No Assigned Planner) **Jurisdiction: Sign**
Request of Christian Muldoon, architect for the owner, Mike H. Kane, SOS Liquor, to consider Case No. 06BAR-00000-00115 for **conceptual review of two walls signs of approximately 28 square feet and approximately 16.5 square feet.** The following structures currently exist on the parcel: a mixed use commercial residential building of approximately 4,100 square feet. The proposed project not require grading. The property is a .22 acre parcel zoned C2 and shown as Assessor's Parcel Number 075-172-001, located at **956 Embarcadero Del Norte** in the Isla Vista area, Third Supervisorial District.
4. **04BAR-00000-00183 Subject New Residence and Accessory Structure Goleta**
05LUP-00000-01167 (Lisa Hosale, Planner) **Jurisdiction: Ridgeline -Urban**
Request of Don Swann, architect for the owner, Stephen Subject, to consider Case No. 04BAR-00000-00183 for **conceptual review of a new single family residence of approximately 2,892 square feet with attached garage of approximately 1,412 square feet and an accessory structure of approximately 838 square feet, retaining walls, and a swimming pool.** (Project also includes a second residential unit of 1,200 square feet with a detached garage of approximately 544 not for review by SBAR.) No structures currently exist on the parcel. The proposed project will require approximately 939 cubic yards of cut and 279 cubic yards of fill. The property is a 5.38 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-032, located at **6195 Sunset Road (formally 6024 La Goleta Road)** in the Goleta area, Second Supervisorial District. (Continued from 8/13/04)

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

5. **06BAR-00000-00043 Smith Demolition/New Residence and Guesthouse Goleta**
06LUP-000000-00155 (Holly Bradbury, Planner) **Jurisdiction: Permit Condition**
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)

6. **04BAR-00000-00296** **Stephen New Residence** **Goleta**
04LUP-00000-01194 (Peter Lawson, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Greg Ravatt, architect for the owner, Phillip Stephen to consider Case No. 04BAR-00000-00296 for **further preliminary/final approval of a new residence of approximately 4,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 750 cubic yards of cut and approximately 750 cubic yards of fill. The property is a 9.7 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-320-027, located at **1534 Twin Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 10/29/04, 3/11/05, 6/10/05 & 5/19/06)
7. **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 **final 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 Brigette** in the Goleta area, Second Supervisorial District. (Continued from 3/24/06 & 5/12/06)

Mission Canyon/Santa Barbara/Hope Ranch Areas

The Representatives of the following items should be in attendance at this BAR Meeting by 11:45 A. M.

Site Visit

8. **06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara**
06LUP-00000-00287 (Dan Gullett, Planner) **Jurisdiction: Commercial**
Request of Laura Fernandez, agent for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for a **site visit of a second floor addition of approximately 300 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 2,145 square feet. The proposed project will not require grading. The property is a 10,831.5 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06)

The Representatives of the following site visit should be in attendance at this BAR Meeting by 1:30 P. M.

9. **06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara**
06LUP-00000-00287 (Dan Gullett, Planner) **Jurisdiction: Commercial**
Request of Laura Fernandez, agent for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for **further conceptual review of a second floor addition of approximately 300 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 2,145 square feet. The proposed project will not require grading. The property is a 10,831.5 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06)

10. **03BAR-00000-00172** **Duff New Residence** **Santa Barbara**
04LUP-00000-00373 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jerome White, architect for the owners, Charlie and Kathy Duff, to consider Case No. 03BAR-00000-00172 for a **further conceptual 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 & 5/12/06)
11. **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 **discussion on the landscape plan (The Glen) for approximately 1 acre.** The following structures currently exist on the parcel: stage/basement of approximately 12,830 square feet, a terrance of approximately 2,630 square feet and a box office. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 16.78 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.

The Representatives of the following items should be in attendance at this BAR Meeting by 2:30 P. M.

12. **06BAR-00000-00124** **Casa Vista Del Mar, LLC** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**
Request of Mark Lloyd, agent for the owner, Casa Vista Del Mar, LLC, to consider Case No. 06BAR-00000-00124 for **conceptual review of a new residence of approximately 7,500 square feet and garage of approximately 850 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,200 cubic yards of fill. The property is a 79.88 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-023, located at **Easterly of Highway #154** in the Santa Barbara area, Second Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

13. **06BAR-00000-00073** **Barrett Residence Addition** **Carpinteria**
05CDH-00000-00048 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Bill Araluce, agent for the owners, Dick and Dottie Barrertt, to consider Case No. 06BAR-00000-00073 for **preliminary/final approval of a residence addition of approximately 476 square feet and a screen wall at the north side of the residence of approximately 14 feet in height by 19 feet in length.** The following structures currently exist on the parcel: a residence of approximately 2,365 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 10,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-003, located at **4517 Del Mar Avenue** in the Carpinteria area, First Supervisorial District. (Continued from 3/24/06)
14. **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 **final 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 & 5/12/06)

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 **final 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 & 5/12/06)

The Representatives of the following items should be in attendance at this BAR Meeting by 3:30 P. M.

16. **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 & 5/12/06)

17. **06BAR-00000-00127** **Hi Mark Nursery Greenhouses, New Residence and Three Farm Employee Dwellings** **Carpinteria/Toro Canyon**

99-DP-034/99-CP-075, 02NEW-00000-00174 (Julie Harris, Planner) **Jurisdiction: DVP, Toro**

Request of William G. Cooper, architect for the owner, Mark Bartholomew, to consider Case No. 06BAR-00000-00127 for **conceptual review of a new greenhouse of approximately 33,660 square feet, existing unpermitted greenhouse area of approximately 29,147 square feet, existing 128 boiler house of approximately 128 square feet, existing label room of approximately 210 square feet, new primary residence of approximately 2,435, new attached garage of approximately 616 square feet, new farm employee dwelling of approximately 1,000 square feet and two new farm employee dwellings, each of approximately 1,650 square feet with attached garages of approximately 506 square feet, after-the-fact demolition of a dwelling of 1,876 square feet and a 5,402 square foot detention basin.** The following structures currently exist on the parcel: 1,680 square foot office and equipment storage building, 91,483 square feet of greenhouses and shade structures (62,336 square feet permitted, 29,147 square feet unpermitted), 128 square foot boiler house and 210 square foot label room. The proposed project will require approximately 252 cubic yards of cut and approximately 346 cubic yards of fill. The property is a 7.04 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 005-430-027, located at **1635 Cravens Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District.

18. **Discussion Item** **Hedrick Demolition and New Two Story Residence** **Santa Barbara**

06APL-00000-00006 (Anne Almy, Planner) **Jurisdiction: Planning Commission Referral**

Request of Rex Ruskauff, architect, for the owners, Rhett and Candy Hedrick, for a **discussion of a proposed demolition of an existing single story residence of approximately 1,600 square feet with a detached garage of approximately 426 square feet and the construction of a new two story residence of approximately 4,815 square feet including an attached garage of approximately 525 square feet.** The property is a 24,224 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-201-004, located at **331 S. Arboleda** in the Santa Barbara area, Second Supervisorial District.