



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: July 21, 2006

9:00 A.M.

Revisions: Item # C-1 05BAR-00000-00295 Breeden Residence Addition @ 226 Ocean View Avenue was added as a Consent Item and Item #6 06BAR-00000-00134 Watkins/Geisler Residence Addition/New Garage @ 425 Via Hierba in the Hope Ranch area was added to the Standard Agenda for Preliminary Approval.

Kathryn Dole
Robin Donaldson
Pamela Ferguson-Ettinger
Valerie Froscher
Chris Roberts
Jeremy Roberts
Martha Gray
Anita Hodosy
Allen Bell

Chair
Vice Chair

BAR Secretary
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 July 14, 2006 will be considered.

IV. CONSENT AGENDA: (Time Certain 8:30 a.m.)

C-1. 05BAR-00000-00295 Breeden Residence Addition Toro Canyon

05CDP-00000-00141 (Lisa Martin, Planner)

Jurisdiction: Toro

Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **further final approval on consent 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, 6/23/06 & 7/21/06)

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. Discussion Item Goleta Residential Design Guidelines

(Derek Johnson, Planner)

The 1993 Goleta Community Plan included an action item (VIS-GV-1.2) to develop design guidelines for residential development with input from interested neighborhood groups. The mission and goals of the project is to develop reasonable, practical, and objective design guidelines to assist decision-makers, residents, home-owners, and architects during the design development of single family homes in the unincorporated Goleta Valley.

The proposed *Goleta Valley Residential Design Guidelines* would apply to single family and duplex units. Potential "triggers" to require SBAR review would be:

- New or rebuilt single-family homes
- Second story additions
- Any addition of more than 1,000 square feet or that is 50 percent or more of the total existing square footage, whichever is less, of the principal structure that existed on the site as of [insert date].
- Garage conversions
- Second story balconies or decks that are substantially visible from the street frontage and/or have the potential to infringe upon the privacy of adjacent properties
- Any structural alterations to the front of the house less than 1,000 square feet that is substantially visible from the street frontage.

Following a public design charette on June 3, 2006, a preliminary draft of the *Goleta Valley Residential Design Guidelines* was presented to the South Board of Architectural Review on June 16, 2006 to solicit input. This is the second presentation of the draft *Goleta Valley Residential Design Guidelines* to the SBAR in order to respond to comments and receive any additional input. The objective is to prepare the guidelines for adoption by the Board of Supervisors by December 2006.

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

2. **Discussion Item Landeros 2nd Story Addition and Garage Conversion** **Goleta**
06LUP-00000-00520 (Amy Trester, Planner) **Jurisdiction: Section 2-33.12e**
Request of Eduardo Esparza, agent for the owners, Sergio & Irma Landeros, to discuss a **proposed second story addition of approximately 850 square feet and a garage conversion of approximately 392 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,178 square feet and attached garage of approximately 392 square feet. The proposed project will not require grading. The property is a 6,969 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-154-011, located at **5145 San Anselo Way** in the Goleta area, Second Supervisorial District.
3. **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 **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 & 6/23/06)

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

4. **06BAR-00000-00143** **Werner Residence Addition** **Isla Vista**
(No Assigned Planner) **Jurisdiction: Design Overlay**
Request of Steve Wilson, agent for the owner, Tim Werner, to consider Case No. 06BAR-00000-00143 for **conceptual review of a residence addition of approximately 1,311 square feet and remodel of approximately 1,282 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,311 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned SR-M-1 and shown as Assessor's Parcel Number 075-212-004, located at **6593 Sabado Tarde** in the Isla Vista area, Third Supervisorial District.
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 & 6/23/06)

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **06BAR-00000-00134** **Watkins/Geisler Residence Addition/New Garage** **Hope Ranch**
06LUP-00000-00505 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of DD Watkins and Lee Giesler, owners, to consider Case No. 06BAR-00000-00134 for **preliminary approval of a residence addition of approximately 865 square feet, demolition of an existing garage of approximately 490 square feet, rebuild of a new garage of approximately 783 square feet with a second story workshop and bathroom of approximately 783 square feet, new driveway and landscaping.** The following structures currently exist on the parcel: a residence of approximately 1,807 square feet and garage of approximately 490 square feet. The proposed project will require approximately 250 cubic yards of cut and fill. The property is a .979 acre zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-009, located at **425 Via Hierba** in the Hope Ranch area, Second Supervisorial District.
(Continued from 7/14/06)

Toro Canyon/Summerland/Carpinteria Areas

7. **05BAR-00000-00281** **Adizes New Residence** **Carpinteria**
06CDP-00000-00065(Selena Buoni, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Bill Wolf of Pacific Architects, architect for the owners, Ichak and Nurith Adizes, to consider Case No. 05BAR-00000-00281 for **further conceptual review of a new residence of approximately 7,131 square feet and garage of approximately 650 square feet and pool house of approximately 847 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-190-042, located at **6404 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/05 & 4/21/06)
8. **06BAR-00000-00147** **Summerland Inn Five Hotel Wall Signs** **Summerland**
06SCC-00000-00007 (Amy Trester, Planner) **Jurisdiction: Signs**
Request of Hwei Mey Lu Ko, owner, to consider Case No. 06BAR-00000-00147 for **conceptual review of four hotel signs of approximately 1) 10 square feet, 2) 4.5 square feet, 3) 15 square feet, 4)12.5 square feet and one freestanding sign of approximately 15 square feet.** The following structures currently exist on the parcel: a nine unit hotel with manager quarters. The proposed project will not require grading. The property is on two parcels: one .38 acre and another 0.18 acre parcel both zoned C-1 and shown as Assessor's Parcel Numbers 005-121-010 and 005-121-011, located at **2161 Ortega Hill Road** in the Summerland area, First Supervisorial District.
9. **06BAR-00000-00148** **Oberfield New Residence** **Toro Canyon**
06LUP-00000-00559 (Peter Imhof, Planner) **Jurisdiction: Toro**
Request of Bob Klammer, architect for the owners, Mauricio Oberfield, to consider Case No. 06BAR-00000-00148 for **conceptual review of a new residence of approximately 9,739 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 900 cubic yards of cut and fill. The property is a 5.012 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-011, located at **810 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District.

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

- 10. 06BAR-00000-00078 Calderon Residence Additions and New Garage Toro Canyon**
06CDP-00000-00031 (Selena Buoni, Planner) **Jurisdiction: Toro Canyon**
Request of Tom Jacobs, architect for the owners, Ricardo and Dinah Calderon, to consider Case No. 06BAR-00000-00078 for **preliminary approval of a residential 1st floor addition of approximately 1,188 square feet, 2nd floor addition of approximately 1,418 square feet and new attached garage of approximately 575 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,561 square feet, a shed of approximately 75 square feet and uncovered parking. The proposed project will not require grading. The property is a .59 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-010, located at **1765 Ocean Oaks Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/12/06)
- 11. 06BAR-00000-00068**
Chow Trust New Residence and Agriculture Building Toro Canyon
06CDP-00000-00022 (Lisa Martin, Planner) **Jurisdiction: Toro Canyon**
Request of Syndi Souter, agent for the owners, Chow Trust, Rodney H. Chow Trustee, to consider Case No. 06BAR-00000-00068 for **preliminary/final approval of new residence (manufactured home) of approximately 1,200 square feet and steel agricultural building of approximately 800 square feet.** The following structures currently exist on the parcel: a mobile home of approximately 500 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 5.06 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 005-280-031, located at **3500 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 4/21/06)
- 12. 05BAR-00000-00235 Roulet Residence Additions Toro Canyon**
02CDP-00000-00156 (Amy Trester, Planner) **Jurisdiction: Toro Canyon**
Request of Jeanne Roulet, owner, to consider Case No. 05BAR-00000-00235 for **conceptual/preliminary approval of a first floor addition of approximately 1,586.7 square feet and second story loft addition of approximately 829.9 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 634 square feet, a detached garage of approximately 630 square feet. Also Existing is a detached two story structure consisting of a garage of approximately 1,000 square feet with a second story unit above of approximately 800 square feet. The proposed project will not require grading. The property is a 33,105 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-363-017, located at **3134 Via Real** in the Toro Canyon area, First Supervisorial District. (Continued from 10/14/05)
- 13. 06BAR-00000-00009**
Siegal New Residence and Detached Garage/Accessory Space Toro Canyon
06CDH-00000-000001 (Holly Bradbury, Planner) **Jurisdiction: Toro Canyon**
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 & 6/23/06)

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

- 14. 05BAR-00000-00282 Claus LLC Mixed-Use Toro Canyon**
(Dan Nemechek, Planner) **Jurisdiction: Coastal/Toro Canyon**
Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **further conceptual review of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking.** The following structures currently exist on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002 and 005-450-001, located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District.
(Continued from 12/02/05 5/19/06)