



COUNTY OF SANTA BARBARA

Revised BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Revised Meeting Date: August 19, 2005

9:00 A.M.

Revision: Consent Items C-1 05BAR-00000-00168 Norman As-built Commercial Signage 2173 Ortega Ridge Road and C-2. 05BAR-00000-00073 Gerrity As-built Garage Conversion was added to the agenda.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
James King - 2nd-Vice Chair
Bethany Clough
Pamela Ferguson-Ettinger
Valerie Froscher
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

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- 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.

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 August 12, 2005 will be considered.

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

C-1. 05BAR-00000-00168 Norman As-Built Commercial Signage Summerland

05SCC-00000-00014 (Amy Trester, Planner) Ridgeline: N/A

Request of Diane Norman, owner, to consider Case No. 05BAR-00000-00168 for **preliminary/final on consent as-built signs: 5 wall mounted signs: 1) 24 feet from grade, 24" x 60"; 2) 24 feet from grade, 24" x 60"; 3) 9 feet from grade, 34" x 84"; 4) 26 feet from grade, 36" x 72"; 5) 9.25 feet from grade, 18" x 60". two pole mounted tenant signs 6) & 7) standing approximately 46 inches from grade and 32 inches from grade, 36" x 54" each** The following structures currently exist on the parcel: a commercial retail structure. The proposed project will not require grading. The property is a 0.23 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-121-006, located at **2173 Ortega Hill Road** in the Summerland area, First Supervisorial District. **(Continued from 8/12/05)**

C-2. 05BAR-00000-00073 Gerrity As-built Garage Conversion Goleta

01DVP-00000-00039 (Peter Lawson, Planner) Ridgeline: N/A

Request of David Gerrity, owner, to consider Case No. 05BAR-00000-00073 for **final approval on consent for an as-built conversion of a garage to bedrooms under a development plan. The development plan would also allow the two existing single family dwellings to be used as student housing.** The following structures currently exist on the parcel: two single family dwellings. The proposed project will not require grading. The property is a 21,219 square foot parcel zoned SR-H and shown as Assessor's Parcel Number 075-064-001, located at **6555 Sergovia** in the Goleta area, Third Supervisorial District. **(Continued from 4/15/05 & 8/12/05)**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

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

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

1. 05BAR-00000-00129 Ellis New Mixed Use Building Orcutt

05LUP-00000-00776 (Lilly Okamura, Planner) Ridgeline: N/A

Request of Glenn Ellis, owner, to consider Case No. 05BAR-00000-00129 for **preliminary/final approval of a new mixed use building with a commercial lower level of approximately 4,743 of square feet with four upper level units. Unit A of approximately 1,010 square feet, Unit B and C of approximately 1,009 square feet and Unit D of approximately 1,031 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,000 square feet and garage of approximately 400 square feet. The proposed grading to be determined. The property is a 7,000 square foot parcel zoned OTR14/GC and shown as Assessor's Parcel Number 105-101-004, located at **330 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. **(Continued from 6/24/05)**

2. 05BAR-00000-00199 Huddleston New Residence Los Alamos
05LUP-00000-00326 (Lorie Baker, Planner) Ridgeline: Rural
Request of Kenneth Huddleston, owner, to consider Case No. 05BAR-00000-00199 for **preliminary/final approval of a new residence of approximately 4,000 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 7,500 cubic yards of cut and approximately 7,600 cubic yards of fill (12% shrinkage), including 80 cubic yards of imported material. The property is a 20 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 101-070-027, located at **off of Cat Canyon Road** in the Los Alamos area, Fifth Supervisorial District. **(Continued from 7/29/05)**
- Mission Canyon/Santa Barbara/Hope Ranch Areas**
3. 05BAR-00000-00146 Burford Residence Addition Santa Barbara
05LUP-00000-00614 (Amy Trester, Planner) Ridgeline: Rural
Request of Bryan Pollard, architect for the owners, Jerad and Jeanie Burford, to consider Case No. 05BAR-00000-00146 for **preliminary/final approval of residence addition of approximately 1,326 square feet**. The following structures currently exist on the parcel: residence of approximately 2,079 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 45,549 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-221-005, located at **1453 Twin Ridge** in the Santa Barbara area, Second Supervisorial District. **(Continued from 7/08/05)**
4. 05BAR-00000-00139 Las Positas Shopping Center New Signage Santa Barbara
05SCC-00000-00009 (Amy Trester, Planner) Ridgeline: N/A
Request of Ronald A. Wilkinson, agent for the owner, James Freeman Family Trust, to consider Case No. 05BAR-00000-00139 for **conceptual review of one double faced illuminated monument identification sign**. The following structures currently exist on the parcel: Chinese restaurant building (Empress Palace). The proposed project will not require grading. The property is a 0.66 acre/square foot parcel zoned CN and shown as Assessor's Parcel Number 049-080-016, located at **2251 Las Positas Road** the Santa Barbara area, Second Supervisorial District. **(Continued from 7/8/05)**

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

5. 05BAR-00000-00188 Cook New Residence Mission Canyon
05LUP-00000-00820, 05CUP-00000-00040 (Alice Daly, Planner) Ridgeline: Urban
Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **a site visit of a new residence and attached garage of approximately 3,800 gross square feet**. The following structures currently exist on the parcel: a residence of approximately 1,500 square feet and attached garage. The proposed project will require approximately 216 cubic yards of cut and approximately 559 cubic yards of fill. The property is a 15,618 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.
6. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon
05LUP-00000-00821, 05CUP-00000-00042 (Alice Daly, Planner) Ridgeline: Urban
Request of David Burke, agent/owner and Paul and Claudia Burke owners, to consider Case No. 05BAR-00000-00189 for **a site visit of a new residence with attached garage of approximately 3,300 gross 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 7,917 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.

7. **05BAR-00000-00190** **Burke New Residence** **Mission Canyon**
05LUP-00000-00822, 05CUP-00000-00041 (Alice Daly, Planner) Ridgeline: Urban
Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **site visit of new residence and detached garage of approximately 3,925 gross square feet**. No structures currently exist on the parcel. The proposed project will require approximately 261 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 15,596 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.

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

8. **05BAR-00000-00064** **Whitney New Garage** **Mission Canyon**
05LUP-00000-00307 (Morgan Jones, Planner) Ridgeline: N/A
Request of Carl Lindberg, agent for the owner, Mark Whitney, to consider Case No. 05BAR-00000-00064 for **revised conceptual review of a new garage of approximately 432 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,361 square feet. The proposed project will not require grading. The property is a 19,966 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-221-040, located at **2685 Foothill Road** in the Mission Canyon area, First Supervisorial District.
(Continued from 4-15-05)

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

9. **05BAR-00000-00169** **Anglin Dolores M. Ventura Trust Roof Top Equipment** **Isla Vista**
(No Planner Assigned) Ridgeline: N/A/
Request of Dawn Sherry, architect for the owner, Anglin Dolores M. Ventura Trust, to consider Case No. 05BAR-00000-00169 for **conceptual review of new roof top equipment to replace as-built roof top equipment. Equipment is required as a part of permit for new hood within existing structure and consists of new make-up air and exhaustion unit**. The following structures currently exist on the parcel: a two story structure lower level of approximately 3,600 square feet and upper level of approximately 1,860 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-012, located at **6549 Pardall Road #C** in the Isla Vista area, Third Supervisorial District.

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

10. **05BAR-00000-00175** **Laguna Blanca Campus Additions** **Hope Ranch**
03CUP-00000-00035 (Peter Lawson, Planner) Ridgeline: N/A
Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup, to consider Case No. 05BAR-00000-00035 for **conceptual review of a development plan for additions to an existing building and two new buildings for a private school. Additionally, an expanded parking lot is proposed adjacent to an existing gym**. The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 3,900 cubic yards of cut and approximately 1,800 cubic

yards of fill or will not require grading. The property is comprised of 12 parcels totaling 29.6 acres zoned REC and 3.5-EX-1 and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at **4125 Paloma Drive** in the Hope Ranch area, Second Supervisorial District.

The Representatives of the following items should be in attendance at this BAR Meeting by 1:45 P. M.

11. 05BAR-00000-00059 Werner New Mixed Use Building Isla Vista
(Adrienne Domas, Planner) Ridgeline: N/A
Request of Vincent Leifert, architect for the owner, Tim Werner, to consider Case No. 05BAR-00000-00059 for **further conceptual review of a mixed-use building 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, Second Supervisorial District. **(Continued from 4/15/05 & 5/27/05 & 7/08/05)**

The Representatives of the following items should be in attendance at this BAR Meeting by 2:15 P. M.

12. 05BAR-00000-00194 Hazard As-Built Addition and Accessory Structures Goleta
05LUP-00000-00848 (Peter Imhof, Planner) Ridgeline: Rural
Request of Robert Hazard, owner, to consider Case No. 05BAR-00000-00194 for **conceptual review of three as built accessory structures of approximately 1,200, 600 and 600 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet and three as built accessory structures. Grading is not applicable. The property is a 38 acre parcel zoned "U" and would be rezoned to AG-II-40 as part of the project. The parcel is shown as Assessor's Parcel Number 081-100-033, located at **2099 Refugio Road** in the Goleta area, Third Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

13. 05BAR-00000-00187 Cooney As-Built Trellis/Carport Toro Canyon
05MOD-00000-00007 (Lisa Hosale, Planner) Ridgeline: Rural
Request of Lorin Solin, architect for the owner, Michael Cooney, to consider Case No. 05BAR-00000-00187 for **conceptual review/preliminary approval to allow an existing trellis/carport to be located 16 ½ feet from the right of way of a private road easement. The trellis is approximately 10 feet high and approximately 396 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,691 square feet. The project will not require grading. The property is a 10 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-058, located at **1030 Ladera Lane** in the Toro Canyon area, First Supervisorial District.
14. 04BAR-00000-00307 Coleman Residence Addition Toro Canyon/Carpinteria
05CDH-00000-00025 (Lisa Hosale, Planner) Ridgeline: N/A
Request of Syndi Souter, agent and William G. Cooper, architect for the owners, Tom and Polly Coleman, to consider Case No. 04BAR-00000-00307 for **preliminary approval of an addition of approximately 2,110 square feet to the existing residence and an addition of approximately 332 square feet to the existing deck.** The following structure currently exists on the parcel: a residence of approximately 2,032 square feet. The proposed

project will not require grading. The property is a 1.13 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-014, located at **849 Sandpoint Road** in the Carpinteria and Toro Canyon area, First Supervisorial District. (Continued from 1/14/05 & 2/25/05)

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

15. **05BAR-00000-00200**
Gabbert New Residence, Garage, Guest House, Cabana and Carport **Toro Canyon**
(No Assigned Planner) Ridgeline: Rural
- Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Marthe Gabbert, to consider Case No. 05BAR-0000-00200 for **conceptual review of a new residence of approximately 4,900 square feet, garage of approximately 793 square feet, guest house of approximately 560 square feet, cabana of approximately 799 square feet and carport of approximately 425 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District.
16. **05BAR-00000-00151** **Henderson Residence Addition** **Summerland**
05MOD-00000-00005 (Robert Dostalek, Planner) Ridgeline: Urban
- Request of Victor Schumacher, architect for the owner, John Henderson, to consider Case No. 05BAR-00000-00151 for **preliminary approval with modification findings of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,557 square feet and garage of approximately 564 square feet. The proposed project will not require grading. The property is a 5,988 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-009, located at **144 Valencia Road** in the Summerland area, First Supervisorial District. (Continued from 7/15/05)
17. **05BAR-00000-00191** **Endow Nursery** **Carpinteria**
03DVP-00000-00034 (Julie Harris, Planner) Ridgeline: N/A
- Request of MAC Design Associates, agent for the owner, Endow Nursery, to consider Case No. 05BAR-00000-00191 for **conceptual review to construct 161,280 square foot of plant protection structure (31,408 of replacement square footage and 129,872 new square footage).** The following structures currently exist on the parcel: a nursery facility and two residences. The proposed project will not require grading. The property is a 10.10 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 004-003-011, located at **1530 Santa Monica Road** in the Carpinteria area, First Supervisorial District.