



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

Meeting Date: September 22, 2006

9:00 A.M.

Site Visit: Scheduled at 11:30 a.m. 06BAR-00000-00139 Thielmann Second Dwelling located at 4864 Vieja Drive.

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		
Martha Gray		
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 September 15, 2006 will be considered.

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

- C-1. 06BAR-00000-00123 Schuyler Residence Addition Goleta**
06LUP-00000-00394 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Emilio Casa, agent for the owner, Peter Schuyler, to consider Case No. 06BAR-00000-00123 for **final approval on consent of residence addition of approximately 780 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,375 square feet and garage of approximately 426 square feet. The proposed project will not require grading. The property is a 16,766 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-172-004, located at **525 Lorraine Avenue** in the Goleta area, Second Supervisorial District. (Continued from 7/14/06)

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. 06BAR-00000-00220**
T-Mobile/Sprint/ Verizon
New Unmanned Collocation Wireless Communications Facility Goleta
03CUP-00000-00022 (Tom Figg, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Charnel McCall, agent for T-Mobile, Dino Putrino, agent for Verizon and Donna J. Moore, agent for Sprint, to consider Case No. 06BAR-00000-00220 for **conceptual review of a new unmanned collocation wireless communications facility to consist of cellular antennas and support equipment necessary to accommodate three separate telecommunication carriers.** The following structures currently exist on the parcel: a residence and agricultural outbuildings. Grading to be determined. The property is a 53.65 acre parcel zoned AG and shown as Assessor's Parcel Number 079-090-008, located at **230 Winchester Canyon Road** in the Goleta area, Third Supervisorial District.
- 2. 06BAR-00000-00193**
T-Moble at Rocky Nook Park Unmaned Telecommunication Facility Mission Canyon
04CUP-00000-00029 (Megan Lowery, Planner) **Jurisdiction: Mission Canyon**
Request of Sure Site Consulting Group, LLC, agent for the owner, Santa Barbara County General Service Department, to consider Case No. 06BAR-00000-00193 for **conceptual review of an unmanned wireless telecommunication facility faux brosdleaf monopole of approximately 60'feet in height.** The following structures currently exist on the parcel: County Park Office Building and storage sheds. The proposed project will require minimal grading. The property is a 9.27 acre parcel zoned REC and shown as Assessor's Parcel Number 023-280-007, located at **610 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.
- 3. 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. (Continued from 7/21/06)

4. **06BAR-00000-00208** **Zucker New Residence** **Santa Barbara**
(No Assigned Planner) **Jurisdiction:**
Request of Jim LeCron, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **conceptual review of a new residence of approximately 6,313 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District.

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **06BAR-00000-00207** **Pananides Residence Addition and New Garage** **Hope Ranch**
06LUP-00000-00761 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of R.E. Johnson, architect for the owner, M. Pananides, to consider Case No. 06BAR-00000-00207 for **conceptual review of a residence addition of approximately 3,446 square feet, and new garage of approximately 734 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,056 square feet and carport of approximately 280 square feet. The proposed project will require approximately 64 cubic yards of cut and approximately 89 cubic yards of fill. The property is a 1.264 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-142-016, located at **1211 Silvestre** in the Hope Ranch area, Second Supervisorial District. (Previously as a discussion item 05BAR-00000-00307 on 1/27/06)
6. **06BAR-00000-00206** **Sorensen Family Trust Residence Additions** **Hope Ranch**
06LUP-00000-00764 (Jim Heaton, Planner) **Jurisdiction:**
Request of James Satzinger, architect for the owner, Sorensen Family Trust, to consider Case No. 06BAR-00000-00206 for **conceptual review of a residence addition of approximately 1,230 square feet, partial demolition of approximately 1,208 square feet, new garage and storage of approximately 1,230 square feet, guest house of approximately 788 square feet with meeting room of approximately 754 square feet**. The following structures currently exist on the parcel: a residence of approximately 6,976 square feet, pool cabana of approximately 798 square feet with a basement of approximately 798 square feet. The proposed project will require approximately 800 cubic yards of cut and approximately 305 cubic yards of fill. The property is a 4.082 acre/parcel zoned EX-2.5 and shown as Assessor's Parcel Number 063-062-019, located at **4531 Via Esperanza** in the Hope Ranch area, Second Supervisorial District.

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

Site Visit –

7. **06BAR-00000-00139** **Thielmann Second Dwelling** **Santa Barbara**
06DEV-00000-00006 (Michelle Gibbs, Planner) **Jurisdiction: DVP**
Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for a **site visit of a second dwelling of approximately 2,254 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)

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

8. **06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara**
06DEV-00000-00006 (Michelle Gibbs, Planner) Jurisdiction: DVP
Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review of a second dwelling of approximately 2,254 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.07 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)
9. **05BAR-00000-00316 Cheresh Residence Addition and Remodel Hope Ranch**
06MOD-00000-00007 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban
Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Cheresh, to consider Case No. 05BAR-00000-00316 for **preliminary approval of a remodel of approximately 2,008 square feet, residential addition and remodel of approximately 178 square feet and deck of approximately 452 square feet and a reduction of four parking spaces from the required six.** The following structures currently exist on the parcel: a residence of approximately 2,008 square feet and garage of approximately 736 square feet. The proposed project will not require grading. The property is a 1.071 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-025, located at **4330 Via Presada** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/27/06)
10. **06BAR-00000-00049 Ritter Residence Addition and New Two Car Garage Hope Ranch**
06MOD-00000-00007 (Holly Bradbury, Planner) Jurisdiction: Modification
Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Ritter, to consider Case No. 06BAR-00000-00049 for **preliminary approval of residence additions and new car garage of approximate gross total of 2,200 square feet, and allow parking in the "second" front yard setback.** The following structures currently exist on the parcel: a residence with a two garage of approximately 3,600 square feet. The proposed project will require approximately 48 cubic yards of cut and no fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/31/06)
11. **06BAR-00000-00209 Crocker Residence Addition and New Garage Mission Canyon**
06LUP-00000-00782 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban
Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 06BAR-00000-00209 for **conceptual review of residential floor addition of approximately 400 square feet and second floor addition of approximately 1,500 square feet, garage/workshop of approximately 803 square feet and retaining walls of up to eight feet in height.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and detached accessory structure of approximately 750 square feet. The proposed project will require approximately 125 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 1.09 acre parcel zoned AG-1-10-D and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District.

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

Toro Canyon/Summerland/Carpinteria Areas

12. **06BAR-00000-00148** **Oberfield New Residence** **Toro Canyon**
06LUP-00000-00559 (Holly Bradbury, Planner) **Jurisdiction: Toro**
Request of Bob Klammer, architect for the owners, Mauricio Oberfield, to consider Case No. 06BAR-00000-00148 for **further 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. (Continued from 7/21/06)
13. **06BAR-00000-00111** **Toms Residence Addition** **Toro Canyon**
06LUP-00000-00691 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Marion Toms, agent for the owner, Loraine C. Toms, to consider Case No. 06BAR-00000-00111 for **preliminary/final approval 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 10.04 acre 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. (Continued from 6/02/06)
14. **01BAR-00001-00212** **RMP Family Trust SFD Additions** **Carpinteria**
02CDH-00000-00016 (Errin Briggs, Planner) Ridgeline: N/A
Request of Justin Van Mullem of On Design Architects, architect for the owner, RMP Family Trust, to consider Case No. 01BAR-00001-00212 for **revised final approval for window changes and exterior railing changes to a previously approved second story addition of approximately 882 square feet consisting of a master bedroom and two bathrooms and an addition of approximately 122 square feet to the kitchen of a existing historically significant single story residence of approximately 2,040 square feet.** A variance (03VAR-00000-00013) from the setback regulations under the provisions of the 7-R-1 Zone District under Article II has been approved to allow encroachment into the minimum required side yard setback by 5 feet. The existing residence was designed by the historically important architect, Lutah Maria Riggs, and was constructed in 1953. The proposed project will not require grading. The property is a 0.46 acre parcel zoned 7-R-1 and RES-100 in the Coastal Zone adjacent to the Carpinteria Salt Marsh Reserve and shown as Assessor's Parcel Number 004-031-012, located at **4599 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 11/30/01, 01/18/02, 02/08/02, 5/9/03, 10/03/03, 8/27/04 & 9/24/04)
15. **06BAR-00000-00205** **Vincent New Residence** **Carpinteria**
06CDP-00000-00096/ (Jim Heaton, Planner) **Jurisdiction: Ridgeline – Rural/Coastal**
06CUP-00000-00052
Request of Bryan Pollard, architect for the owners, Bruce and Sheri Vincent, to consider Case No. 06BAR-00000-00205 for **conceptual review of a new residence of approximately 6,359 square feet attached garage of approximately 1,346 square feet and accessory storage building of approximately 140 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,475 cubic yards of cut and approximately 1,580 cubic yards of fill, 105 cubic yards of export. The property is a 6.3 acre parcel zoned Z3/SD2 and shown as Assessor's Parcel Number 001-110-026, located at **7363 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District.

- 16. 06BAR-00000-00201 Stott Residence Addition Carpinteria**
06MOD-00000-00012 (Deborah Kramer, Planner) Jurisdiction: Modification
Request of Larry and Deborah Clark, agent for the owner, Jeffery Stott, to consider Case No. 06BAR-00000-00201 for **conceptual review of addition to an existing residence of approximately 68.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,794 square feet. The proposed project will not require grading. The property is a .32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-042, located at **8111 Buena Fortuna** in the Carpinteria area, First Supervisorial District.

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

- 17. 06BAR-00000-00196 Defnet New Residence, Garage with Guest House Carpinteria**
(No Assigned Planner) Jurisdiction: Coastal
Request of Elizabeth Sorgman, architect for the owner, Bruce Defnet, to consider Case No. 06BAR-00000-00196 for **conceptual review of a new residence of approximately 6,654 square feet with attached garage of approximately 792 square feet and a guest house above the garage of approximately 675 square feet and decks of approximately 992 square feet.** No structures currently exist on the parcel. The proposed project will require minimal approximately cut and fill, caissons to be used. The property is a 7,051 square foot parcel zoned DR-1.8 and shown as Assessor's Parcel Number 005-600-001, located at **865 Sandpoint Road** in the Carpinteria area, First Supervisorial District.
- 18. 06BAR-00000-00197 Defnet Residence Additions, New Garage with Guest House Carpinteria**
(No Assigned Planner) Jurisdiction: Coastal
Request of Elizabeth Sorgman, architect for the owner, Bruce Defnet, to consider Case No. 06BAR-00000-00197 for **conceptual review of a first floor residence addition of approximately 1,755 square feet, second floor residence addition of approximately 1,774 square feet, attached garage of approximately 440 square feet, attached storage of approximately 220 square feet, decks of approximately 665 square feet, detached garage of approximately 572 square feet with guest house above detached garage of approximately 572 square feet with terrace of approximately 504 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,320 square feet. The proposed project will require minimal cut and fill. Caissons to be used. The property is a 8,820 square foot parcel zoned DR-1.8 and shown as Assessor's Parcel Number 005-600-002, located at **867 Sand Point Road** in the Carpinteria area, First Supervisorial District.
- 19. 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 of a residence remodel and addition remodel of approximately 102 square feet with a rear deck addition of approximately 604 square feet. Also proposed is a rebuilt front deck (as-built) & replacement of existing windows (as-built).** 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 & 6/02/06)

20. 06BAR-00000-00006 Carpinteria Valley Farms Summerland
05VAR-00000-00005 (Alex Tuttle, Planner) Jurisdiction: Ridgeline - Rural

Request of Raymond Appleton, agent for the owner, Patrick M. Nesbitt Family Trust, to consider Case No. 06BAR-00000-00006 for **further conceptual review/preliminary/final approval of a variance from the maximum floor area ratio of the Summerland Community Plan to convert 9,193 net square feet (9,797 gross square feet) of existing interior uninhabitable under-story area of a residence to a habitable basement. The existing single family dwelling is 8,000 square feet (net). The resulting net area would be approximately 17,193 square feet.** The following structures currently exist on the parcel: a residence of approximately 8,000 square feet, attached garage of approximately 750 square feet, pool house of approximately 800 square feet, guesthouse of approximately 800s square feet, accessory building of approximately 1,000 square feet and foot stable of approximately 13,487 square feet (including two agricultural employee dwellings). The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District. (Continued from 1/27/06)