



COUNTY OF SANTA BARBARA

REVISED

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: October 6, 2006

9:00 A.M.

Revisions: Item #9 06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence has a revised approval level. Item #12 05BAR-00000-00123 Alger Residence Addition/Remodel has a revised project description. Item #3 06BAR-00000-00156 T- Mobil Unmanned Wireless Telecommunications Facility has revised project description.

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.

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 and September 22, 2006 will be considered.

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

C-1. 05BAR-00000-00302 Handtmann Employee Dwelling and Carport Toro Canyon
05CUP-00000-00069 (Allen Bell, Planner) **Jurisdiction: Toro**

Request of William Cooper, architect for the owner, George Handtmann, to consider Case No. 05BAR-00000-00302 for **preliminary/final approval on consent of an employee dwelling of approximately 1,232 square feet, covered deck and stairs of approximately 762 square feet and a carport of approximately 180 square feet.** The following structures currently exist on the parcel: a barn, hay storage building, horse stalls and corrals. The proposed project will not require grading. The property is a 10.82 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-210-050, located at **333 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06)

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.

1. Discussion Item UCSB Campus Housing Study Santa Barbara

At the request of the SBAR, Marc Fisher, Associate Vice Chancellor for Campus Design and Facilities, will present an **informational discussion on the University of California at Santa Barbara Campus Housing Study.** This material was presented to the University of California Regents in May 2006. This, along with similar physical design studies and an Academic Plan, was prepared as background for an upcoming amendment to the Campus Long Range Development Plan.

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

2. 06BAR-00000-00210 Preserve at San Marcos Santa Barbara
TM 14,585/01TRM-00000-00005 (Mark Walter, Planner) **Jurisdiction:**

Request of Tom Ochsner, architect for the owner, Santa Barbara Foothill, LLC, to consider Case No. 06BAR-00000-00210 for **conceptual review of Architectural and Landscape Design Guidelines, per TM 14,585 Condition of Approval #106 and Landscape Plan for Tract Improvements (Project approved by Board of Supervisors, November 21, 2005) for future construction of 20 residential units approved by Preserve at San Marcos Development Plan 01DVP-00000-00071.** No structures currently exist on the parcel. The proposed project will require approximately 44,970 cubic yards of cut and approximately 34,895 cubic yards of fill. The property is a 377.49 acre parcel zoned PRD-75 and shown as Assessor's Parcel Numbers 055-010-006, -007 and 059-020-002, -011, -014, -016, -023, -024, -026, -028, located in the Santa Barbara Foothills in the Santa Barbara area, Second Supervisorial District. (Continued from 08/31/06, 09/15/06)

The Representatives of the following items should be in attendance at this SBAR

Meeting by 1:00 P. M.

3. **06BAR-00000-00156** **T-Mobile Unmanned Wireless Telecommunications Facility** **Goleta**
06CUP-00000-00032 (Heather Allen, Planner) **Jurisdiction: Condition of the Permit**
Request of Tim Miller, agent for the applicants, Trillium for T Mobile, to consider Case No. 06BAR-00000-00156 for **conceptual review of a proposed construction of an unmanned wireless telecommunications facility consisting of 3 panel antennas on a wood utility pole located in the public right-of-way on the west side of North Fairview Avenue. Project involves placement of two RBS 2106 equipment cabinets and one electrical meter pedestal on the east side of North Fairview Avenue, with no lighting and with portions existing in Development Rural Neighborhood.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.08 acre parcel zoned RR-5, located in the Santa Barbara County right-of-way and associated with Assessor's Parcel Numbers 069-050-002 and 077-060-007, located at **875 ½ North Fairview Avenue** in the Goleta area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **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 **final approval of a one-story addition of approximately 850 square feet 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 3,183 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, 6/02/06 & 7/14/06)
5. **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 **final approval for a new residence of approximately 1,797 square feet with a one car garage/laundry of approximately 400 square feet and a carport of approximately 220 square feet. The building footprint, including the garage and carport, is approximately 2,417 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, 6/02/06 & 7/14/06)

**6. 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 **final approval for a new residence consisting of approximately 2,650 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, including basement areas would be approximately 2,959 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, 06/02/06 & 7/14/06)

<p>The Representatives of the following items should be in attendance at this SBAR Meeting by 2:00 P. M.</p>

**7. 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, 5/19/06 and site visit of 7/14/06 & 8/11/06)

**8. 06BAR-00000-00152 Comstock Second Story Residence Addition Hope Ranch
06CDP-00000-00073 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban**

Request of David Delorie, agent for the owner, Steve Comstock, to consider Case No. 06BAR-00000-00152 for **conceptual review/preliminary/final approval of second story residence addition of approximately 630 square feet and trellis of approximately 126 square feet, garden walls and entry gate.** The following structures currently exist on the parcel: a residence of approximately 2,741 square feet and garage of approximately 555 square feet. The proposed project will not require grading. The property is a 1.7 acre parcel zoned R-1 and shown as Assessor's Parcel Number 063-191-007, located at **1424 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/11/06)

**9. 06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence Hope Ranch
06LUP-00000-000401 (Selena Buoni, Planner) Jurisdiction: Ridgeline - Urban**

Request of Bruce Shindelus, architect for the owners, Nicole Greene and Denny Sterndahl, to consider Case No. 06BAR-00000-00086 for **further conceptual review/preliminary approval of a new residence with attached garage of approximately 6,430 square feet and gym of approximately 356 square feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,004 square feet to be demolished. The proposed project will require approximately 630 cubic yards of cut and approximately 1,670 cubic yards of fill. The property is a 3.12 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-009, located at **4636 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/19/06 & 8/11/06)

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

10. **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 single story addition of approximately 815 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 1,848 square feet. The proposed project will not require grading. The property is a 0.28 acre 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 & 6/23/06)
11. **06BAR-00000-00158 Swanson Retaining Wall Santa Barbara**
06EMP-00000-00003 (Dan Gullett, Planner) **Jurisdiction: Ridgeline - Rural**
Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **conceptual review/preliminary/final approval of tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

12. **05BAR-00000-00123 Alger Residence Addition/Remodel Toro Canyon**
05LUP-00000-01138 (Errin Briggs, Planner) **Jurisdiction: Toro**
Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **preliminary approval of a complete residential remodel, addition of approximately 3,145 square feet, conversion of approximately 753 square feet of workshop to habitable space, conversion of 1,636 square foot workshop to garage, new cabana of approximately 775 square feet with recreation room of approximately 797 square feet above, new tennis court, new croquet court, new pool, covered porches of approximately 3,063 square feet, and associated on-site improvements.** The following structures currently exist on the parcel: a residence of approximately 5,499 square feet, a garage of approximately 2,340 square feet and a detached residential second unit of approximately 1,200 square feet with an attached garage of approximately 636 of garage and storage space. Future grading will be landscaping, access, cabana and tennis court purposes and is approximately 2,000 cubic yards. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05 & 10/14/05 and Site Visit 11/04/05, 11/18/05 & 3/10/06)
13. **06BAR-00000-00213 Charbonnet Family Trust Residence Remodel/Addition Toro Canyon**
06LUP-00000-00801 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Hugh Twibell, architect for the owner, Charbonnet Family Trust, to consider Case No. 06BAR-00000-00213 for **conceptual review of remodel and addition of approximately 614 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,306 square feet, two car garage of approximately 560 square feet and shed of approximately 100 square feet. The proposed project will not require grading. The property is a 43,509 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-009, located at **760 Ladera Lane** in the Toro Canyon area, First Supervisorial District.

- 14. 06BAR-00000-00222 Reiter New Driveway and Landscape Plan Summerland**
06CDP-00000-00071 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban
- Request of Sydney Baumgartner, architect for the owners, Garland and Brenda Reiter, to consider Case No. 03BAR-00000-00222 for **conceptual review of a relocation of a driveway and landscaping of approximately 39,900 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,800 square feet, pool house of approximately 800 square feet, swimming pool and guest house. The proposed project will require approximately 1,030 cubic yards of cut and fill. The property is a 2.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-070-017, -012, -013, located at **275 Ortega Ridge Road** in the Summerland area, First Supervisorial District.