



COUNTY OF SANTA BARBARA

Revised SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

**Meeting Date: October 19, 2007
9:00 A.M.**

Revisions: Items No. 1 07BAR-00000-00082 Phelps Residence Remodel and Item No. 2 Doann Residence Addition/Remodel have revised project descriptions.

Valerie Froscher	Jeremy Roberts	- Chair
Pamela Ferguson-Ettinger	Chris Roberts	- Vice Chair
Martha Gray	Anita Hodosy	- SBAR Secretary
Laurie Romano	Anne Almy	- Supervising Planner
Will Rivera		

- 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.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - 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 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 (8:45 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 COMMENT:** 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 October 5, 2007 will be considered.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00153 East Valley Land & Cattle Co. LLC Toro Canyon
07LUP-0000-00467 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Richard Redmond, architect for the owners, East Valley Land & Cattle Company, LLC, to consider Case No. 07BAR-00000-00153 for **final approval on consent a residence of approximately 4,571 square feet and guesthouse of approximately 747 square feet.** No structures currently exist on the parcel. No further grading is required as it has been completed. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069 located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05, 3/10/06, 4/21/06, 5/25/0,7/06/2007 & 10/05/07)

C-2. 07BAR-00000-00275 Kraus Water Tanks Carpinteria
07CDP-00000-00110 (Jim Heaton, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Robert Foley, agent for the owner, Ken Kraus, to consider Case No. 07BAR-00000-00275 for **conceptual review/preliminary/final approval on consent of four 6.5 feet tall 5, 000 gallon water tanks of approximately 1,600 square feet. Previously approved structures under 07BAR-00000-00083 are proposed in a new location with structural details as previously approved.** The following structures currently exist on the parcel: a single family residence and an agricultural workshop/office are proposed under a separate permit. The proposed project will not require grading. The property is an 11.73 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-180-084, located at **4466 Foothill Road**, in the Carpinteria area, First Supervisorial District.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. STANDARD AGENDA:

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

Isla Vista/Goleta

1. 07BAR-00000-00082 Phelps Residence Remodel Goleta
07LUP-00000-00432 (Amy Trester, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Peter Becker, architect for the owner, Doug Phelps, to consider Case No. 07BAR-00000-00082 for **preliminary/final approval of structural and exterior changes, including door, window, color, and material changes, addition of dormers, conversion of the existing one-car garage to habitable/porch space. Also proposed is the addition of a covered porch at the new entry and new trellis that will connect the dwelling and the detached garage. Also proposed is replacement of the existing chimney with two new black metal flues. The project requires a height variance from SBAR due to current non-conformance with hillside/ridgeline due to new height ordinance.** The following structures currently exist on the parcel: a two-story residence of approximately 3,020 square feet with an attached one-car garage of approximately 260 square feet and detached two-car garage of approximately 216 square feet. The proposed project will not require grading. The property is a 7.21 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-009, located at **5653 West Camino Cielo** in the Goleta area, Second Supervisorial District. (Continued from 5/11/07 and 8/10/07)

2. **07BAR-00000-00194 Doann Residence Addition/Remodel Goleta**
07LUP-00000-00643(Amy Trester, Planner) Jurisdiction: Ridgeline - Urban
Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **preliminary/final approval of an addition of approximately 293 square feet to the existing residence, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above.** The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** in the Goleta area, Second Supervisorial District. (Continued from 8/24/07)

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **07BAR-00000-00248 Nelson Singe Family Dwelling Addition Hope Ranch**
(No planner assigned) Jurisdiction: Goleta
Request of David Jenö, David Phoenix Inc., agent for the owners, Bruce and Sherri Nelson, to consider Case No. 07BAR-00000-00248 for **conceptual review of a first floor addition of approximately 534 square feet and a second floor addition of approximately 442 square feet to the existing residence.** The following structures currently exist on the parcel: a residence of approximately 4,600, garage with guest house atop of approximately 1,075 square feet, existing barn of approximately 378 square feet and garage of 404 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-001, located at **1414 Estrella Drive** in the Hope Ranch area, Second Supervisorial District.
4. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**
(No planner assigned) Jurisdiction: Ridgeline - Urban
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District.

The Representatives of the site visit should be in attendance at the site by 11:00 A.M.

Site Visit

5. **07BAR-00000-00137 Farrar New Residence, Garage, Basement Summerland**
07CDP-00000-00086 (Selena Buoni, Planner) Jurisdiction: Summerland
Request of Kent Mixon, architect for the owners, Graham and Sara Farrar, to consider Case No. 07BAR-00000-00137 for **site visit of new residence of approximately 1,918 square feet, attached garage of approximately 500 square feet and basement of approximately 186 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 56 cubic yards of cut and approximately 115 cubic yards of fill. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-201-009, located at **2535 Golden Gate** in the Summerland area, First Supervisorial District. (Continued from 6/22/07)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara**
06DEV-00000-00006 (Michelle Gibbs, Planner) **Jurisdiction: DVP**
Request of Larry Thompson, architect for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review and preliminary/final approval of a second dwelling of approximately 2,820 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,795 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. The property is a 1.10 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, 9/22/06, 12/08/06, 2/02/07, 4/13/07, 5/25/07, and 7/06/07)
7. **07BAR-00000-00213 Robinette-Feen Single Family Dwelling Additions Mission Canyon**
07LUP-00000-00667 (Lisa Martin, Planner) **Jurisdiction: Mission**
Request of Ken Dickson, agent for the owners, Christina Robinette and Dina Feen, to consider Case No. 07BAR-00000-00213 for **preliminary/final approval of a living room addition of approximately 35 square feet and master bedroom + bath addition of approximately 360 square feet.** The following structures currently exist on the parcel: residence of approximately 835 square feet with an attached garage of approximately 240 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-016, located at **804 Windsor Way** in the Mission Canyon area, First Supervisorial District. (Continued from 9/07/07)
8. **07BAR-00000-00228 Wheeler Demo/New Single Family Dwelling Hope Ranch**
07LUP-00000-00608 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Kent Mixon, architect for the owners, Gene and Angie Wheeler, to consider Case No. 07BAR-00000-00228 for **conceptual review of the demolition of the existing single-story residence, garage, and pool, construction of a new two-story residence of approximately 3,883 square feet with an attached 3-car garage of approximately 755 square feet, and new pool, gates, gate post, and retaining walls.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet with an attached garage of approximately 458 square feet. The proposed project will require approximately 565 cubic yards of cut and approximately 456 cubic yards of fill. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/21/07)

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

Toro Canyon/Summerland/Carpinteria Areas

9. **07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **conceptual review of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

10. **06BAR-00000-00052 Gardner Revisions to Cabana Toro Canyon**
06LUP-00001-00428 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban
- Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 for **revised final approval of a revision to the cabana/pool equipment building from the previously approved 25' tall building to a reduced height of 18'6"**. The following structures currently exist on the parcel: a residence of approximately 1,466 square feet with a 2-car carport (both to be demolished and replaced with a residence of approximately 3,409 square feet with cabana and accessory structure as approved by 06LUP-00001-00428). No grading is proposed as a part of the project revision. Grading previously approved under 06LUP-00000-00428 included 250 cubic yards of cut and 440 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06 8/11/06, and 8/25/06)
11. **07BAR-00000-00062 Morales New Residence and Detached Garage Toro Canyon**
07LUP-00000-00177 (Jim Heaton, Planner) Jurisdiction: Toro
- Request of Don Nulty, architect for the owner, Richard Morales, to consider Case No. 07BAR-00000-00062 for **final approval of a new residence of approximately 5,753 square feet and a detached garage of approximately 740 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 55.89 acre parcel zoned AG-I-40 and MT-TORO-40 with the project completely located in the AG-I-40 portion of the lot and shown as Assessor's Parcel Number 155-170-034, located at **578 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 4/13/07, 5/25/07, and 8/10/07)
12. **05BAR-00000-00063 Richardson Residence Addition Summerland**
05CDP-00000-00013 (Selena Buoni, Planner) Ridgeline: Urban
- Request of James LeCron, architect for the owner, Steve Richardson, to consider Case No. 05BAR-00000-00063 for **further preliminary approval of an addition of approximately 955 square feet to an existing 1,970 single family dwelling, demolition of an existing garage of approximately 400 square feet and replacement with a garage of approximately 500 square feet, and new first and second floor patios**. The following structures currently exist on the parcel: a residence of approximately 1,970 square feet with a detached garage of approximately 400 square feet. The proposed project will require approximately 50 cubic yards of grading. The property is a 0.25 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-026, located at 2535 Varley Street in the Summerland area, First Supervisorial District. (Continued from 4/15/05, 5/13/05, 8/12/05, 9/16/05, 11/03/06, 3/30/07 & 9/21/07)

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

13. **07BAR-00000-00137 Farrar New Residence, Garage, Basement Summerland**
07CDP-00000-00086 (Selena Buoni, Planner) Jurisdiction: Summerland
- Request of Kent Mixon, architect for the owners, Graham and Sara Farrar, to consider Case No. 07BAR-00000-00137 for **further conceptual review of new residence of approximately 1,918 square feet, attached garage of approximately 500 square feet and basement of approximately 186 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 56 cubic yards of cut and approximately 115 cubic yards of fill. The property is a 6,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-201-009, located at **2535 Golden Gate** in the Summerland area, First Supervisorial District. (Continued from 6/22/07)

14. **07BAR-00000-00249** **Tracy Residence Additions** **Summerland**
(No Assigned Planner) **Jurisdiction: Summerland**
Request of Tom V. Smith, architect for the owners, Reid and Kristina Tracy, to consider Case No. 07BAR-00000-00249 for **conceptual review of residence remodel and addition of approximately 96 square feet first floor addition and approximately 361 square feet second floor addition.** The following structures currently exist on the parcel: a residence of approximately 742 square feet. The proposed project will not require grading. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-133-058, located at **2200 Banner Avenue** in the Summerland area, First Supervisorial District.
15. **07BAR-00000-00089** **Summerland Mini Mart Exterior Change** **Summerland**
(Kimberley McCarthy, Planner) **Jurisdiction: Exemption**
Request of Bill Cooper, architect for the applicant, Loui Hana, to consider Case No. 07BAR-00000-00089 for **further conceptual review and preliminary/final approval of sign removal with new stucco of approximately 36 square feet.** The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/11/07 and 6/22/07)
16. **07BAR-00000-00243** **Friedlander/Hackett Single Family Dwelling and Accessory Structure** **Carpinteria**
(No planner assigned) **Jurisdiction: Ridgeline - Rural**
Request of Scott Hughes, architect for the owners, Elizabeth Friedlander and Welles Hackett, to consider Case No. 07BAR-00000-00243 for **conceptual review of a residence with attached two car garage of approximately 3,000 square feet and a detached accessory structure of approximately 600 square feet.** The lot is currently vacant. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First/Supervisorial District.