



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: February 15, 2008
9:00 A.M.**

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

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

- 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 February 1, 2008 will be considered.

The Representatives of the following items should be in attendance at this SBAR Meeting by 8:45 A. M.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00177 Torchia Residence Addition and New Garage Santa Barbra
07LUP-00000-00462 (Jim Heaton, Planner) Jurisdiction: Goleta

Request of Joaquin Ornelas, agent for the owner, Christian Torchia , to consider Case No. 07BAR-00000-00177 for **final approval on consent of a addition of approximately 606 square feet, demolition of existing garage and proposed new garage of approximately 906 square feet and covered porch of approximately 32 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 1,740 square feet and a residential second unit of approximately 796 square feet. The proposed project will not require grading. The property is a 25,002 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-202-020, located at **4455 Nueces Drive** in the Goleta area, Second Supervisorial District. (Continued from 8/10/07, 11/30/07 & 1/18/08)

C-2. 07BAR-00000-00324 Kaska/Thorsch Demoliton/New Garage Mission Canyon
07LUP-00000-00844 (Amy Trester, Planner) Jurisdiction: Mission Canyon

Request of Angie Huff, architect for the owners, Charles Kaska and Jennifer Thorsch, to consider Case No. 07BAR-00000-00324 for **final approval on consent of demolition and replacement garage of approximately 463 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,371 square feet and garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,534 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 023-222-026, located at **2746 Puesta Del Sol** in the Mission Canyon area, First Supervisorial District. (Continued from 1/18/08)

C-3. 07BAR-00000-00278 Briner Garage Conversion Santa Barbara
07LUP-00000-00732 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Eric Swenumson, agent for the owner, Alice Briner, to consider Case No. 07BAR-00000-00278 for **final approval on consent of a garage conversion of approximately 441 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,366 square feet and attached garage of approximately 441 square feet. The proposed project will not require grading. The property is a 11,630 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 061-020-094, located at **4645 Tajo Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08 & 2/1/08)

C-4. 07BAR-00000-00282 Melgoza Residence Addition Mission Canyon
07LUP-00000-00802 (Lisa Martin, Planner) Jurisdiction: Mission/ Ridgeline Not Applicable

Request of On Design Architects, architect for the owner, Jamie Melgoza, to consider Case No. 07BAR-00000-00282 for **final approval on consent of a one story residence addition of approximately 601 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,873 square feet. The proposed project will approximately than 20 cubic yards of cut and fill. The property is a .66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-079, located at **2540 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/30/07 & 2/01/08)

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE: TELECOMUNICATION FACILITIES UPDATE/DISCUSSION

VII. STANDARD AGENDA:

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

1. Discussion Item Draft Mission Canyon Residential Design Guidelines Mission Canyon
(Rosie Dyste, Planner)

Request from the Office of Long Range Planning for a review of the **revised draft Mission Canyon Residential Design Guidelines** by South Board of Architectural Review (SBAR). The first draft of the *Mission Canyon Residential Design Guidelines* was reviewed by the SBAR on June 22, 2007. The guidelines have been modified since the hearing to respond to comments from the SBAR and the Mission Canyon Planning Advisory Committee (MCPAC).

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

Isla Vista/Goleta

2. 07BAR-00000-00312 Mount Calvary Addition Santa Barbara
07CNS-00000-00073 (Jim Heaton, Planner) **Jurisdiction:**

Request of Dennis Thompson, architect for the owners, Order of the Holly Cross, to consider Case No. 07BAR-00000-00312 for **conceptual review of an addition to an existing dining room of approximately 750 and an addition to existing patio of approximately 250 square feet**. The following structures currently exist on the parcel: Monastery and Retreat Center of approximately 19,095 square feet and guest house of approximately 525 square feet. The proposed project will not require grading. The property is a 241,050.42 square foot parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-010-017, located at **2500 Mt. Calvary Road** in the Santa Barbara area, First Supervisorial District.

3. 08BAR-00000-00003 Buchanan Single Family Dwelling Additions Santa Barbara
08LUP-00000-00006 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Greg Rech, architect for the owners, Tom and Peggy Buchanan, to consider Case No. 08BAR-00000-00003 for **conceptual review of an addition of approximately 662 square feet to second story of existing residence, and addition of two-car garage/workshop of approximately 925 to existing garage**. The following structures currently exist on the parcel: residence of approximately 2,528 square feet and guesthouse of approximately 587 square feet. The proposed project will require approximately 36 cubic yards of cut and approximately 11 cubic yards of fill. The property is a 53,781 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-072-016, located at **3520 La Entrada** in the Santa Barbara area, Second Supervisorial District.

4. 07BAR-00000-00257 Brunet Addition to Residence and Garage Santa Barbara
07LUP-00000-00893 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **preliminary/final approval of a first floor residence addition of approximately 293 square feet, a second floor addition of 570 square feet, and addition to garage of approximately 283 square feet**. The following structures currently exist on the parcel: residence of approximately 2,063 square feet and attached garage of approximately 491 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

5. **07BAR-00000-00131 Supulveda Residence Addition/New Second Story Santa Barbara**
07LUP-00000-00340 (Selena Buoni, Planner) **Jurisdiction: Goleta**
Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for a **further conceptual review of a residential first floor addition of approximately 1,742 square feet and second story addition of approximately 700 square feet, portico of approximately 455 square feet and attached garage of approximately 530 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is a 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07 and 11/30/07 & 1/18/08)

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

6. **08BAR-00000-00006 Thrifty Oil Company Healy Tank Santa Barbara**
08LUP-00000-00019 (Amy Trester, Planner) **Jurisdiction: Goleta**
Request of Alanna Isaac, Fiedler Group, agent for the owner, Thrifty Oil Company, to consider Case No. 08BAR-00000-00006 for **conceptual review/preliminary/final approval of a new Healy Clean Separator unit on a concrete pad of approximately 16 square feet. The approximate diameter of the unit is 36 inches and the height of the unit is approximately 9 1/2 feet. Also proposed are approximately 10 protective bumper posts around the unit.** The following structures currently exist on the parcel: an existing Thrifty gas station with mini-mart and attached canopy. The proposed project will not require grading. The property is zoned C-2 and shown as Assessor's Parcel Number 061-110-018, located at **4069 State Street** in the Santa Barbara area, Second Supervisorial District.
7. **07BAR-00000-00132 Ruse Partial Residence Demolition, Addition, Remodel Santa Barbara**
07LUP-00000-00648 (Amy Trester, Planner) **Jurisdiction: Goleta**
Request of Carlos Grano, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **further preliminary/final approval of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District. (Continued from 6/22/07, 11/02/07, and 1/04/08)

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

8. **08BAR-00000-00007 Dockendorf New Residence and Garage Santa Barbara**
08LUP-00000-00020 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of W. David Winitzky, architect for the owners, Michael and Renee Dockendorf, to consider Case No. 08BAR-00000-00007 for **conceptual review of a new residence of approximately 3,291 square feet and new attached garage of approximately 516 square feet and new garage. (Project also includes, but not for SBAR review, the conversion of the existing residence of approximately 1,182 (gross) to a detached residential second unit (DRSU) using the existing garage of approximately 588 square feet to provide the required DRSU parking.)** The following structures currently exist on the parcel: a residence and garage of approximately 1,182 square feet. The proposed project will require approximately 120 cubic yards of cut and approximately 140 cubic yards of fill (with 20 cubic yards of import). The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-100-023, located at **955 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

9. **07BAR-00000-00117** **Starr New Residence** **Mission Canyon**
07LUP-00000-00302 (Sarah Clark, Planner) **Jurisdiction: Mission**
Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **further conceptual review/preliminary approval of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07, 9/21/07, 11/02/07 & 12/14/07)
10. **07BAR-00000-00290** **Clearview Wireless Communications Facility** **Santa Barbara**
07CUP-00000-00075 (Dean Dussette, Planner) **Jurisdiction: County**
Request of Robert McCormick, agent for the applicant, Clearview, to consider Case No. 07BAR-00000-00290 for **conceptual review of a wireless communications facility of approximately 50 square feet.** The following structures currently exist on the parcel: three wireless carriers on antenna mounts of approximately 15 in height, two carriers located on an existing 50 foot monopole. The proposed project will not require grading. The property is a 19.53 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4700 Cathedral Oaks Road** in the Santa Barbara area, Second Supervisorial District.
11. **07BAR-00000-00315** **T-Mobile @ Magnolia Center** **Santa Barbara**
06DVP-00000-00002 (Heather Imgrund, Planner) **Jurisdiction: Design Control Overlay**
Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **further conceptual review and preliminary approval of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center.** The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/04/08)

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

12. **08BAR-00000-00004** **SureSite Telecommunication Facility** **Santa Barbara**
07CUP-00000-00073 (Heather Imgrund, Planner) **Jurisdiction: Discussion Item**
Request of Karl Forrester and Amy Pena, of SureSite, to consider Case No. 08BAR-00000-00004 for **discussion of a 50 foot tall monopine with 12 antennas mounted at 45 feet. Six equipment cabinets to be located adjacent to the monopine surrounded by an 18'10" x 24'4" chain link fence with vinyl slats.** The following structures currently exist on the parcel: project sits adjacent to cemetery and coroner office. The proposed project will not require grading. The property is zoned PI and shown as Assessor's Parcel Number 061-040-027, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District.
13. **07BAR-00000-00276** **Rowe Residence Addition and New Garage** **Santa Barbara**
07LUP-00000-00861 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Greg Rech, architect for the owners, John and Ruth Rowe, to consider Case No. 07BAR-00000-00276 for **preliminary approval of a first floor residence addition of approximately 424 square feet and an addition to existing basement of 317 square feet to enlarge the mechanical room, demolition of the existing 456 square feet detached garage and construction of a new garage/workshop and storage of approximately 1,275 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,187 square feet and garage of approximately 456 square feet. The proposed project will require approximately no cubic yards of cut and approximately 45 cubic yards of fill. The property is a .57 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-690-011, located at **613 Corte Bella** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

Mission Canyon/Santa Barbara/Hope Ranch Areas

14. **07BAR-00000-00248 Nelson Single Family Dwelling Addition Hope Ranch**
07CDP-00000-00128 (Amy Trester, Planner) Jurisdiction: Ridgeline - Urban
Request of David Jenó, David Phoenix Inc., agent for the owners, Bruce and Sherri Nelson, to consider Case No. 07BAR-00000-00248 for **further conceptual/preliminary/final approval of a first floor addition of approximately 534 square feet and a second floor deck of approximately 483 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 storage building of approximately 378 square feet and attached garage of 508 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. (Continued from 10/19/07)

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

15. **07BAR-00000-00264 Vogel Landing and Beach Access Staircase Hope Ranch**
06CDH-00000-00264 (J. Ritterbeck, Planner) Jurisdiction: Coastal
Request of Charles McClure, architect and Jonathan Leech, agent for the owners, Jack and Cynthia Vogel, to consider Case No. 07BAR-00000-00264 for **preliminary/final approval of repairs and remedial alterations to portions of an existing beach-access staircase involving approximately 20 linear feet and the base of stairway and landing located on the beach. Also included is the removal of unpermitted development within the bluff-top setback including a gazebo, spa and deck.** The following structures currently exist on the parcel: a residence with attached garage of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.21 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-003, located at **4167 Creciente Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/16/07 & 12/14/07)

Toro Canyon/Summerland/Carpinteria Areas

16. **06BAR-00000-00281 Sheridan Residence Addition Toro Canyon**
06LUP-00000-01120 (Nicole Mashore, Planner) Jurisdiction: Toro
Request of Bob Easton, architect for the owners, Mr. and Mrs. William Sheridan, to consider Case No. 06BAR-00000-00281 for **preliminary/final approval of a garage addition of approximately of approximately 143 square feet, residence addition of approximately 1,404 square feet (including 777 square foot first floor addition and 834 square foot second story playroom addition) and an interior remodel of approximately 3,010 square feet. One Sycamore tree is proposed for removal.** The following structures currently exist on the parcel: a residence of approximately 4,528 square feet, garage of approximately 722 square feet and guest house of approximately 800 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 10.26 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-013, located at **892 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/5/07, 1/19/07, and 11/16/07)
17. **07BAR-00000-00006 Baumgarten Residence Demolition/Rebuild Toro Canyon**
07CDP-00000-00024 (Eric Gage, Planner) Jurisdiction: Ridgeline - Rural
Request of Mark Armstrong, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **preliminary/final approval of a residence demolition and rebuild of approximately 3,866 square feet, garage with workshop of approximately 1,442 square feet and deck of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed project will require approximately 410 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 1.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, 7/20/07 & 1/04/08)

- 18. 05BAR-00000-00248 Nicks New Residence Carpinteria/Toro Canyon**
06CDH-00000-00004 (Holly Bradbury, Planner) Jurisdiction: Ocean Lot
Request of Barbara Bestor, architect for the owner, George Dewey Nicks, to consider Case No. 05BAR-00000-00248 for **revised final approval for exterior changes to previously approved residence of approximately 3,000 square feet. Revisions to include roof material color and to replace all stucco and woodsiding to concrete jiber board.** The property is an 11,366 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-007 located at **3292 Beach Club Road** in the Carpinteria area, First Supervisorial District. *(Continued from 11/04/05)*