



COUNTY OF SANTA BARBARA

REVISED (08/6/12)

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: August 10, 2012
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

Note: Item #3 12BAR-00000-00109 Stovall Residence Addition located at 924 Via Los Padres, square footages have been revised and are noted in the description below.

Revisions: Item#4 12BAR-00000-00081 Wahlberg Residence Addition, Item 10 11BAR-00000-00160 2755 BV LLC Emolition/Rebuild New Residence, Cabana, Guesthouse and Workshop and Item # 11 2745 BV LLC Demolition and Proposed New Residence and Garage were added to the agenda.

NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

Will Rivera

Jeff Yardy

Valerie Froscher

Pamela Ferguson-Ettinger

Alex Pujo

Laurie Romano

Anne Almy

Anita Hodosy-McFaul

Supervising Planner

SBAR Secretary

- 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, 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT**
- II. AGENDA STATUS REPORT**
- III. MINUTES: Minutes of May 18, 2012**
- IV. CONSENT AGENDA:**

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

- C-1. 12BAR-00000-00130 Tabasgo Living Trust Replacement Cabana Santa Barbara**
12LUP-00000-00269 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline**

Request of Bildsten and Sherwin, architect for the owner, Tabasgo Living Trust, to consider Case No. 12BAR-00000-00130 for **preliminary/final approval on consent of a cabana to replace one lost in fire.** The following structures currently exist on the parcel: a previous proposed and approved residence of approximately 2,350 square feet and observatory of approximately 252 square feet currently in plan check. The proposed project will require 73 cubic yards of cut and fill. The property is a 32 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 7/20/12)

- C-2. 12BAR-00000-00092 Nunez Residence Additions,
Garage Conversion and New Detached Garage Santa Barbara**
12LUP-00000-00215 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**

Request of Gil Barry, architect for the owner, Oscar Nunez, to consider Case No. 12BAR-00000-00092 for **final approval on consent of a new three car garage of approximately 697 square feet, existing garage conversion to habitable space of approximately 660 square feet, and residence addition of approximately 99 square feet and (new second dwelling atop new garage –not to be review).** The following structures currently exist on the parcel: a residence with attached garage of approximately 4,320 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-090-032, located at **1025 Ocean Vista Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/15/12 & 7/13/12)

- 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. 11BAR-00000-00154 Winant/Sanders New Residence Isla Vista**
11CDH-0000-00051 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**

Request of Tracy Burnell, architect for the owners, Gerry Winant and Ann Sanders, to consider Case No. 11BAR-00000-00154 for **preliminary approval of a new residence of approximately 2,894 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a 5,600 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-181-016, located at **6881 Del Playa** in the Isla Vista area, Third Supervisorial District. (Continued from 10/07/11, 10/21/11, 2/17/12, 4/06/12, 6/15/12 & 7/13/12)

2. **12BAR-00000-00127** **Calle Real LLC McDonald's USA** **Santa Barbara**
12DVP-000000-00006/12CUP-00000-08027(Errin Briggs, Planner) **Jurisdiction: Commercial**
Request of Mel Cruz, agent for the owner, Calle Real LLC, to consider Case No. 12BAR-00000-00127 for **further conceptual review of a new commercial Fast Casual Service Restaurant with drive thru of approximately 3,538 square feet.** No structures currently exist on the parcel. The proposed grading to be determined. The property is a 29,308 square foot parcel zoned CH and shown as Assessor's Parcel Number 067-230-032, located at **4791 Calle Real Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/20/12)

The Representatives of the following items should be in attendance at this SBAR Meeting by 10:00 A. M.

Revised Description:

3. **12BAR-00000-00109** **Stovall Residence Addition** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Brian Nelson, architect for the owner, Nancy Stovall, to consider Case No. 12BAR-00000-00109 for **conceptual review of a residence addition of approximately 370 square feet (previously 1,294 square feet) to an existing one story residence.** The following structures currently exist on the parcel: a residence of approximately 2,838 square feet and two-car-garage of approximately 650 square feet. The proposed project will not require grading. The property is a 37,000 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-049, located at **924 Via Los Padres** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/18/12 & 7/20/12)

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

4. **12BAR-00000-00081** **Wahlberg Residence Addition** **Santa Barbara**
12LUP-00000-00171 (Petra Leyva, Planner) **Jurisdiction: Goleta**
Request of Douglas Gheza, agent for the owners, Kevin and Summer Wahlberg, to consider Case No. 12BAR-00000-00081 for **further conceptual review of a residence addition of approximately 714 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,200 square feet. The proposed project will not require grading. The property is a 17,860 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 069-620-030, located at **5530 Longfellow Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/01/12 & 6/15/12 & 7/13/12)
5. **12BAR-00000-00064** **Sorg New Attached Garage** **Santa Barbara**
12LUP-00000-00234 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**
Request of Bob Murray, agent for the owner, Rob Sorg, to consider Case No. 12BAR-00000-00064 for **final approval of a new attached garage of approximately 348 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,966.63 square feet and storage/shed of approximately 120 square feet. The proposed project will not require grading. The property is a 10,831.63 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-161-006, located at **691 San Ricard Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/18/12 & 7/20/12)

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **11BAR-00000-00156**
Cunnison New Detached Garage and Attached Garage Conversion **Mission Canyon**
11LUP-00000-00468 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Ted Meeder, architect for the owners, Dan and Robin Cunnison, to consider Case No. 11BAR-00000-00156 for **final approval of new detached garage of approximately 592 square feet and conversion of existing attached garage of approximately 457 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,648 square feet and attached garage of approximately 457 square feet. The proposed project will not require grading. The property is a 10,270 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-051-003, located at **1030 Crestwood Place** in the Mission Canyon area, First Supervisorial District. (Continued from 10/21/11 & 6/01/12)

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

7. **12BAR-00000-00136** **Bosma Fire Replacement Residence** **Mission Canyon**
12LUP-00000-00266 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Urban**
Request of J.M. Holiday Associates, Michael Holiday, architect and Joe Halsell, agent for the owner, Anton Bosma to consider Case No. 12BAR-00000-00136 for **conceptual review of a fire rebuild residence of approximately 2,699 square feet.** No structures currently exist on the parcel; previous structure destroyed in Jesusita Fire. The proposed project will not require grading. The property is a 35,597 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-002, located at **2745 Holly Road** in the Santa Barbara area, First Supervisorial District.
8. **12BAR-00000-00132** **Abkin Residence** **Hope Ranch**
Additions and Driveway Modification
12LUP-00000-00247(Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline**
Request of Bruce Blodorn and Amy K. Von Protz, agents for the owner, Kim Abkin, to consider Case No. 12BAR-00000-00132 for **conceptual review of residence additions of approximately 212 square feet (131 square feet to upper level and 81 square feet to lower level), addition of an attached storage structure of approximately 72 square feet and to enlarge existing deck by approximately 36 square feet, new pergola at front entrance, and interior remodel of approximately 646 square feet, new roof, windows/door relocations and driveway modifications.** The following structures currently exist on the parcel: a residence of approximately 3,901 square feet and garage. The proposed project will require 200 of cut and fill. The property is a 1.15 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-052-010, located at **4680 Via Carretas** in the Hope Ranch area, Second Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

9. **12BAR-00000-00133** **Garrison Ranch LLC** **Carpinteria**
New Residence, Garage, Guest House, Cabana
(No Assigned Planner) **Jurisdiction: Ridgeline**
Request of Brett Ettinger, Ferguson-Ettinger Architects, architect, and Mark Lloyd, agent for the owner, Garrison Ranch LLC c/o Stewart Welch, to consider Case No. 12BAR-00000-00133 for **conceptual review of a new residence of approximately 6,712 square feet, garage of approximately 1,032 square feet, guest house of approximately 800 square feet and cabana of approximately 432 square feet.** No structures currently exist on the parcel. The proposed project will require 250 of cut and fill. The property is a 40.12 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-170-054, located at **terminus of Santa Monica Road in Rancho Monte Alegre** in the Carpinteria area, First Supervisorial District.

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

- 2755 BV LLC Demolition/Rebuild**
10. **11BAR-00000-00160 New Residence, Cabana, Guesthouse & Workshop ToroCanyon**
11LUP-00000-00432(Nicole Lieu Planner) **Jurisdiction: Toro**
Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for **final approval of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11, 12/02/11, 3/16/12 & 6/15/12)
11. **11BAR-00000-00159**
2745 BV LLC Demolition and Proposed New Residence and Garage Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**
Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for **further conceptual review of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11 & 12/02/11)
- Santa Claus Lane Beach Access,**
12. **Courtesy Review Parking and Street Improvement Plan Carpinteria**
(Rosie Dyste, Planner)
Request of Rosie Dyste, Senior Planner, Santa Barbara County Planning and Development, Long Range Planning Division, for conceptual review of the **Santa Claus Lane Beach Access, Parking and Street Improvement Plan on Santa Claus Lane** in Toro Canyon Plan area, First District. The project area is characterized by the beach access area that begins at the intersection of Padaro Lane and Santa Claus Lane and extends to the southeast for about 1,300 feet and the commercial business area that includes the restaurants, retail shops and businesses on the seaward side of Santa Claus lane to the southbound Highway 101 onramp. The conceptual designs include an at-grade pedestrian rail crossing, visitor amenities, retaining walls and fences, contiguous sidewalk on both sides of the streets, shared vehicle/bicycle travel lanes, diagonal parking, crosswalks, landscaping and bioswales, and vehicle turnaround feature at the southbound Highway 101 onramp and Sand Point Road.