



COUNTY OF SANTA BARBARA

REVISED (1/4/11) SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: January 7, 2011
9:00 A.M.**

Revisions: 10BAR-00000-00061, 10BAR-00000-00062, 10BAR-00000-00063 Essex Property Trust Monument Signage have been dropped from the agenda. Item No.8 Brogin Site Visit and No.12 Brogin further conceptual review has been dropped from the agenda. 10BAR-00000-00166 Tabasgo Living Trust Cabana Replacement will be heard at 9:30 a.m.

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.

Martha Gray	Will Rivera	Chair
Glen Morris	Jeremy Roberts	Vice Chair
Steve Willson	Anita Hodosy-McFaul	SBAR Secretary
Jeff Yardy	Anne Almy	Supervising Planner
Lane Goodkind		

- 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:** 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 December 17, 2010 will be considered.
- IV. CONSENT AGENDA:**
 - C-1. 10BAR-0000-00191 Weisenburger New Second Residence Santa Barbara**
10LUP-00000-00216 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Ron Dale and Ben Liu, agents for the owner, Tom Weisenburger, to consider Case No. 10BAR-00000-00191 for **preliminary/final on consent of a new second residence of approximately 1,199 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 3,392 square feet and detached tool shed of approximately 100 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 505 cubic yards of fill. The property is a 1.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-210-020, located at **4440 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/17/10)
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**
- VII. ELECTION OF SBAR CHAIR AND VICE CHAIR**
- VIII. 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. 10BAR-00000-00166 Tabasgo Living Trust Cabana Replacement Santa Barbara**
10LUP-0000-00433 (Erinn Briggs, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Bildsten & Sherwin Design, architect for the owner, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00166 for **preliminary/final approval of a rebuild cabana of approximately 795 square feet due to fire.** The following structures currently exist on the parcel: proposed residence of approximately 2,350 square feet and proposed observatory currently in plan check. The proposed project will require approximately 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 11/19/10)
- 2. 10BAR-00000-00202 Feldwin/Winn New Residence and Garage Mission Canyon**
10LUP-0000-00493 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Design Apparatus, agent for the owners, Darby and Alex Feldwin and Nancy Winn, to consider Case No. 10BAR-00000-00202 for **conceptual review of a new residence of approximately 2,563 square feet and garage of approximately 531 square feet.** The following structures currently exist on the parcel: previous to fire loss, a residence of approximately 2,386 square feet and carport of approximately 1,000 square feet and tack shed of approximately 108

square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 36,154.8 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-021-016, located at **1454 Tunnel Road** in the Mission Canyon area, First Supervisorial District.

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

3. **10BAR-00000-00196 Bartlett Residence Partial Demolition and Additions Santa Barbara** **Jurisdiction: Goleta**
(No Assigned Planner)
Request of Preston Mann, agent for the owners, James and Karen Bartlett, to consider Case No. 10BAR-00000-00196 for **conceptual review of a partial residence demolition of approximately 118 square feet and additions to main level of approximately 1,005 square feet and additions to lower level of approximately 717.8 square feet.** The following structures currently exist on the parcel: a residence of approximately 4.60 square feet and garage of approximately 825 square feet. The proposed project will not require grading. The property is a .78 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-051, located at **938 Via Los Padres** in the Santa Barbara area, Second Supervisorial District.
4. **10BAR-00000-00188 Pratiini New Two Story Residence** **Mission Canyon**
10LUP-00000-00479/09JES-00000-00024 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Don Swann, architect for the owner, Robert Pratiini, to consider Case No. 10BAR-00000-00188 for **preliminary/final approval of a new two story residence with attached two car garage of approximately 2,118 gross square feet.** No structures currently exist on the parcel; previous structure destroyed in Jesusitas Fire. The proposed project will require approximately 156 cubic yards of cut and no fill. The property is a 10,782 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-017, located at **2786 Williams Way** in the Mission Canyon area, First Supervisorial District. (Continued from 12/17/10)

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

5. **10BAR-00000-00201 Henderson Residence Addition** **Mission Canyon**
10RVP-00000-00113 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 10BAR-00000-00121 for **revised final approval of a residence addition of approximately 83 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 6,614 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

6. **10BAR-00000-00182 Meredith Residence Addition and Remodel** **Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Douglas Beard, Ketzell, Goodman Architects, architect for the owners, Mr. and Mrs. Tom Meredith, to consider Case No. 10BAR-00000-00182 for **conceptual review of a residence addition of approximately 1,229 square feet and remodel of approximately 1,039 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,020 square

feet, pool equipment area of approximately 200 square feet and pool of approximately 1,250 square feet. The proposed project will not require grading. The property is a 1.86 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 005-480-006, located at **584 Freehaven Drive** in the Toro Canyon area, First Supervisorial District.

- 7. 10BAR-00000-00193 Turnbull New Residence Summerland**
10CDP-00000-00099 (Kimberley McCarthy, Planner) **Jurisdiction: Summerland**
Request of Chris Belanger, agent for the owners, Dave and Linda Turnbull, to consider Case No. 10BAR-00000-000193 for **conceptual review of a new residence of approximately 2,700 square feet and garage of approximately 484 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 190 cubic yards of cut and approximately 39.3 cubic yards of fill. The property is a 10,125 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-053, located at **2500 Block Whitney Avenue** in the Summerland area, First Supervisorial District.

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

- 8. 10BAR-00000-00200 Nardiello Residence Additions Toro Canyon**
10CDP-00000-00103 (Brian Banks, Planner) **Jurisdiction: Toro**
Request of David Beaumont, architect for the owner, David Nardiello, to consider Case No. 10BAR-00000-00200 for **conceptual review of a residence addition of approximately 2,335 square feet and covered porch and patio of approximately 2,110 square feet and open deck of approximately 215 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 1,882 square feet and garage of approximately 520 square feet. The proposed project will not require grading. The property is a 5.14 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 155-160-010, located at **3520 Foothill Road** in the Toro Canyon area, First Supervisorial District.
- 9. 10BAR-00000-00186 Santa Barbara Student Housing Cooperative Mixed Use Isla Vista**
10BAR-00000-00033 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Peikert Group Architects, April Palencia, architect for the owner, Santa Barbara Student Housing Cooperative, to consider Case No. 10BAR-00000-00186 for **further conceptual review of remodel of existing office building to commercial residence on the second floor of approximately 7,100 square feet.** The following structures currently exist on the parcel: a two story office building of approximately 7,100 square feet. The proposed project will require approximately 8.7 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 22,223 square foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-037, located at **777 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 12/17/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: January 7, 2011

RE: 10BAR-00000-000191 Weisenburger Storage below New DRSU
4440 Vieja Drive, Goleta Case No. 10LUP-00000-00216, APN 061-210-020

Preliminary review indicates that the project may not comply with the ail zoning requirements for the MT-100 zone district and may not be compatible with the requirements of the County LUDC and the policies of the County Comprehensive Plan, including the Goleta Community Plan.

Fences, walls, gateposts/gates are included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY AND FINAL REVIEW / APPROVAL by your board.

PLANNER COMMENTS:

- SBAR review is limited to the Accessory/Storage structure below proposed DRSU, screening & grading.
- SBAR Chair will be required to verify DRSU colors and materials and compatible with existing SFD.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new 1,199 sq. ft. detached residential second unit [not subject to SBAR review], 952 sq. ft. of deck, and 1,192 sq. ft. of basement storage area. Grading will include more than 50 cubic yards of cut and 50 cubic yards of fill.* A total of three oak trees are proposed for removal and would be mitigated by planting 6 oaks in 15-gallon containers. The parcel would continue to be served by the Goleta Valley Water District, private septic, and the Santa Barbara County Fire District. Access would continue to be provided off of Vieja Drive (pvt). The property is a 1.15-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-210-020, located at 4440 Vieja Drive in the Goleta Community Plan Area, 2nd Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies.

Final approval of a Land Use Permit would be subject to P&D planner review.

c: Case File (to Planner)
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Errin Briggs, Planner

DATE: January 7, 2011

RE: 10BAR-00000-00166, Tabasco Trust Cabana Replacement
10LUP-0000-00433, APN 021-020-011, 1297 West Mountain Drive

The project complies with the requirements of the 40-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

- Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- PRELIMINARY**
- PRELIMINARY/FINAL**
- FINAL**
- REVISED FINAL**

APPROVAL by your board.

SBAR COMMENTS FROM PREVIOUS HEARING ON 11/19/10:

- Very nice and appropriate.
 - Restudy alignment of exterior stairs to become more organic in form consistent with the setting; consider using natural stone to create the stairs.
 - Good job complementing main house.
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow the construction of a new 795 square foot pool cabana and outdoor bathroom. The cabana would reach a maximum height of approximately 12 feet. The existing pool will be reconfigured, a new pool equipment enclosure will be

constructed, an existing deck will be extended and the hardscape surrounding the pool will be reconstructed as part of the project. Grading will include approximately 73 cubic yards of cut and 73 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the City of Santa Barbara Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided via private driveway off of West Mountain Drive. The property is a 34-acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at 1297 West Mountain Drive in the Los Padres National Forest, 1st Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**


cc: Case File (to Planner)
Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: January 4, 2011

RE: 10BAR-00000-00188, Pratini New SFD & Garage, 10LUP-00000-00479, 2786
Williams Way, APN 023-101-017

Preliminary review indicates that the project complies with the all requirements of the 7-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- | | |
|-------------------------------------|-------------------|
| <input type="checkbox"/> | PRELIMINARY |
| <input checked="" type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

N/A

PROJECT DESCRIPTION:

The proposed project is for construction of a new two-story single family dwelling of 2,118 square feet and attached garage of 686 square feet to replace the original one-story dwelling

destroyed by the Jesusita fire. The project includes an attached covered patio of 189 square feet and covered deck of 60 square feet. No grading or tree removal is proposed. The parcel will continue to be served by the City of Santa Barbara Water District, the CSA 12 Mission Canyon Sanitary District Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Williams Way. The property is a 0.25-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-017, located at 2786 Williams Way in the Mission Canyon Area, First Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File (to Planner)
Anita Hodosy, P&D

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