



COUNTY OF SANTA BARBARA

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 20, 2011
9:00 A.M.**

Site Visit Item #6 11BAR-00000-00197 Knee Demolition and New Residence located at 4411 Avenue Del Mar in Carpinteria scheduled for 11:00 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.

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

- 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 January 6, 2012 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. 11BAR-00000-00188

Loman Residence Addition, Detached Garage and Trellis **Santa Barbara**
11LUP-00000-00446 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**

Request of Curt Moniot, agent for the owner, Ken Loman, to consider Case No. 11BAR-00000-00188 for **final approval on consent of a residence addition of approximately 58 square feet, new detached garage of approximately 435 square feet and patio/trellis of approximately 231.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,233 square feet and attached garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,150 (net) square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-172-006, located at **685 San Ramon** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/02/11 & 12/16/11)

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 Areas

1. 11BAR-00000-00141 Kalp Garage Addition **Santa Barbara**
11LUP-00000-00328 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Gil Garcia, architect for the owner, Kathy Kalp Revocable Trust, to consider Case No. 11BAR-00000-00141 for **final approval of a garage addition of approximately 562 square feet, new attached garage of 675 square feet, and covered patio areas.** The following structures currently exist on the parcel: a residence with garage of approximately 2,523 square feet. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a .55 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-213-003, located at **1292 Camino Meleno Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/07/11, 11/04/11 & 12/16/11)

Toro Canyon/Summerland/Carpinteria Areas

2. **09BAR-00000-00157** **Cameron Trust New Residence and Accessory Structure** **Summerland**
09CDH-00000-00033 10CUP-00000-00015/11CDP-00000-00002 11LUP-00000-00189
(Julie Harris, Planner) **Jurisdiction: Summerland**
Request of Steve Welton, Suzanne Elledge Planning and Permitting Service, agent, and Valerie Froscher, architect for the owner, Cameron Trust, to consider Case No. 09BAR-00000-00157 for **final approval of a new residence of approximately 2,283 square feet with attached garage of approximately 521 square feet, a detached garage and shop of approximately 1,157 square feet, and an existing entry gate with columns and perimeter boulder wall along the frontage of Padaro Lane. The gate and columns are approximately 8 feet tall and the boulder wall varies in height between approximately 5.5 feet to 8 feet.** The following structure currently exists on the parcel: a shed of approximately 80 square feet. The proposed project will require approximately 770 cubic yards of cut and approximately 310 cubic yards of fill. The property is a 4.2 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-016, located at **2937 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 10/23/09 & 10/7/11)
3. **12BAR-00000-00001** **CALPROP IV LLC** **Summerland**
10CDH-00000-00008 (No Assigned Planner) **Jurisdiction: Coastal/Summerland**
Request of Barry Winick, architect for the owner, CALPROP IV LLC, to consider Case No. 12BAR-00000-00001 for **conceptual review of CAVCO Modular Unit/single family dwelling of approximately 1,065 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 3.0 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-014, located at **2773 Padaro Lane** in the Summerland area, First Supervisorial District.
4. **11BAR-00000-00155** **American Architectural Trust Residence Addition** **Carpinteria/Toro**
11CDH-00000-00049 (Brian Banks, Planner) **Jurisdiction: Toro/Coastal**
Request of Cearnal Andrulaitis, LLP, architect for the owner, American Architectural Trust, to consider Case No. 11BAR-00000-00155 for **preliminary/final approval of a residence addition of approximately 73.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,688 square feet with attached garage of approximately 331.5 square feet. The proposed project will not require grading. The property is a .39 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-025, located at **3248 Beach Club Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 10/07/11)

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

5. **11BAR-00000-00197** **Knee Demolition and New Residence** **Carpinteria**
11CDH-00000-00056 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of On Design, Justin Van Mullem, architect for the owners, Kevin and Joan Knee, to consider Case No. 11BAR-00000-00197 for a **site visit of a demolition of existing residence and proposed new residence of approximately 5,186 square feet..** The following structures currently exist on the parcel: a residence of approximately 2,421 square feet and detached garage of approximately 437 square feet. The proposed project will require approximately 250 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/11)

The Representatives of the following items should be in attendance at this SBAR Meeting by 11:45 A. M.

6. **11BAR-00000-00197 Knee Demolition and New Residence** **Carpinteria**
11CDH-00000-00056 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of On Design, Justin Van Mullem, architect for the owners, Kevin and Joan Knee, to consider Case No. 11BAR-00000-00197 for a **further conceptual review of a demolition of existing residence and proposed new residence of approximately 5,186 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,421 square feet and detached garage of approximately 437 square feet. The proposed project will require approximately 250 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 12/16/11)

Mission Canyon Area

7. **11BAR-00000-00182**
Three River Consulting Inc. Residence Remodel and New Garage **Mission Canyon**
12LUP-00000-00011 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Thompson Naylor Architects, J. King, architect for the owner, Three River Consulting Inc., to consider Case No. 11BAR-00000-00182 for **further conceptual review of a residence remodel of approximately 3,820 square feet (no new area) and a new garage of approximately 1,359 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,820 square feet and garage of approximately 400 square feet. The proposed project will require approximately 350 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.1 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-066, located at **890 Tornoe Road** in the Mission Canyon area, First Supervisorial District.(Continued from 12/02/11)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: January 20, 2012

RE: 11BAR-00000-00188/11LUP-00000-00446, Loman SFD Garage Conversion,
Addition & Detached Garage

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 type="checkbox"/>	PRELIMINARY/FINAL
<input checked="" type="checkbox"/>	FINAL ON CONSENT
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project site is subject to the Eastern Goleta Valley Residential Design Guidelines.

PROJECT DESCRIPTION: The proposed project is for conversion of the existing garage and an addition to create approximately 396 square feet (net) of new habitable space. The project also includes the construction of a detached two-car garage approximately 400 square feet (net) in size located immediately north of the existing dwelling, a freestanding trellis (approximately 70 square feet in size) located between the detached garage and the dwelling and an attached trellis (approximately 112 square feet in size) above an existing patio on the west (back) elevation. The height of the residential addition will match the

roofline of the existing structure and will not increase the height of the existing one-story dwelling (approximately 12 feet 11 inches). The detached garage will have a maximum height of 12.5 feet and the trellises will have a maximum height of eight feet. The project does not require any grading or the removal of any native vegetation or trees. The site will continue to be served by the Goleta Water and Sanitary districts. Access will continue to be taken from an existing driveway off San Ramon Drive.

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner

DATE: January 18, 2012

RE: 11BAR-00000-00141, Kalp Addition/Remodel, 11LUP-00000-00328, 1292
Camino Meleno, APN 069-213-003

Preliminary review indicates that the project complies with the all requirements of the 1-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, including the Goleta Community 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:

FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Landscaping
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow for conversion of the existing attached garage into habitable space (562 sq. ft.), construction of a new attached garage of 675 sq. ft., covered entry porch of 86 sq. ft., front covered patio of 109 sq. ft., rear garage covered porch of 38 sq. ft., and rear covered patio of 256 sq. ft. The project includes an interior and exterior remodel including new tile roof, new plaster exterior and new garden walls. The height of the dwelling will remain at approximately 14 feet. Removal of one Jacaranda tree is proposed to accommodate placement of the new garage. Grading of approx. 50 cu. yards cut/20 cu. yards fill is proposed. The parcel will be served by the Goleta Water District, the Goleta Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Camino Meleno. The property is a 0.55-acre parcel zoned 1-E-1 and

shown as Assessor's Parcel Number 069-213-003, located at 1292 Camino Meleno in the Goleta Area, Second 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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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Julie Harris
Planner III 

DATE: January 20, 2012

RE: 09BAR-00000-00157, Cameron New Residence and Accessory Structure,
09CDH-00000-00033, 2937 Padaro Lane, APN 005-260-016

Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan, including the Summerland Community 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.

The project was approved by the Zoning Administrator on April 4, 2011. The plans submitted to the SBAR for final approval are consistent. Please note, no landscape plan is proposed given most of the site will undergo a riparian habitat restoration.

PROJECT DESCRIPTION:

The proposed project is for a new residence of approximately 2,283 square feet with attached garage of approximately 521 square feet, a detached garage and shop of approximately 1,157 square feet, and an existing entry gate with columns and perimeter boulder wall along the frontage of Padaro Lane. The gate and columns are approximately 8 feet tall and the boulder wall varies in height between approximately 5.5 feet to 8 feet. The proposed project will require approximately 770 cubic yards of cut and approximately 310 cubic yards of fill.


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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: South Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: January 17, 2012

RE: 11BAR-00000-00155, American Architectural Trust Addition, 11CDH-00000-00049, 3248 Beach Club Road, APN 005-390-025

Preliminary review indicates that the project complies with the all zoning requirements for the 8-R-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Toro Canyon 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:

CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

Note: The project received Director-level approval of a waived hearing CDPH. CDP approval is pending SBAR preliminary approval.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow a single story kitchen addition of 73 square feet, an increase in roof height of 4 ft., 7 inches on a portion of the structure (northern elevation) to add a mezzanine over an existing bedroom, new spa at lower level deck adjacent to the beach, and exterior changes including replacing existing doors and windows, and the

addition of a garage door to the existing open garage bay. Grading of approximately 4 cu. yards of cut is proposed. No tree removal is proposed. The parcel will continue to be served by the Carpinteria Valley Water District, a private septic system, and the Carpinteria-Summerland Fire District. The property is a 0.39-acre parcel zoned 8-R-1 and shown as assessor parcel number 005-390-025, located at 3248 Beach Club Road, in the Toro 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.**

cc: Case File (to Planner)
Sharon Foster
Applicant/Agent
Montecito Association

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