



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting Date: January 27, 2006
9:00 A.M.

Robin Donaldson - Chair
Kathryn Dole - 1st-Vice Chair
Valerie Froscher
Chris Roberts
Jeremy Roberts
Anita Hodosy - BAR Secretary
Alice Daly - Planner III

Santa Barbara County
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, California 93101
(805) 568-2000

- 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.
 - 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 County 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 (8:30 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 COMMENTS:** 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 16, 2005, will be considered.
- IV. ELECTION OF NEW CHAIR AND VICE CHAIR:**
- V. CONSIDERATION FOR A SPECIAL HEARING DATE:**
- VI. CONSENT AGENDA: (Time Certain 8:45 A.M.)**

- C-1. 05BAR-00000-00187 Cooney As-Built Trellis/Carport Toro Canyon**
05MOD-00000-00007 (Lisa Hosale, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Lorin Solin, architect for the owner, Michael Cooney, to consider Case No. 05BAR-00000-00187 for **final approval on consent to allow an existing trellis/carport to be located 16 ½ feet from the right of way of a private road easement. The trellis is approximately 10 feet high and approximately 396 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,691 square feet. The project will not require grading. The property is a 10 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-010-058, located at **1030 Ladera Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 8/19/05)**
- C-2. 05BAR-00000-00239 Manuras New Residence and Attached Garage Carpinteria**
05CDP-00000-00108 (Lisa Martin, Planner) **Jurisdiction: Ridgeline: Rural**
Request of Joaquin Ornelas, agent for the owners, Henry and Patty Manuras, to consider Case No. 05BAR-00000-00239 for **final approval on consent of a new residence of approximately 1,186 square feet and attached garage of approximately 711 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 3.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-220-084, located at **755 Rincon Hill Road** in the Carpinteria area, First Supervisorial District. **(Continued from 10/28/05 & 12/16/05)**
- C-3. 05BAR-00000-00062 Largay Residence Remodel Carpinteria**
05CDH-00000-00004 (Nicole Mashore, Planner) **Jurisdiction: Coastal**
Request of Mary Andrulaitis, architect for the owner, Dorothy Largay, to consider Case No. 05BAR-00000-00062 for **revised preliminary/final approval on consent for new landscaping, planting, hardscape, the removal of five trees, the addition of ramp access from the north side of the residence to the south deck, new exterior paint and trim, new garage doors and balanced grading (19 cubic yards cut and fill).** The following structures currently exist on the parcel: a residence of approximately 2,840 square feet and an attached garage of approximately 578 square feet. The property is a 1.5 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 004-098-005, located at **625 Sand Point Road** in the Carpinteria area, First Supervisorial District. **(Continued from 4/08/05)**

VII. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VIII. STAFF UPDATE:

VIII. STANDARD AGENDA:

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

- 1. 05BAR-00000-00299 Ritter Modification Hope Ranch**
05MOD-00000-00009 (Holly Bradbury, Planner) **Jurisdiction: Modification**
Request of R.E. Johnson, architect for the owner, W. Ritter, to consider Case No. 05BAR-00000-00299 for **conceptual review/preliminary approval of a modification to "second" front yard setback to allow for a pool, associated equipment and features.** The following structures currently exist on the parcel: a residence of approximately 3,226 square feet and garage of approximately 473 square feet. The proposed project will require approximately 48 cubic yards of cut and approximately 93 cubic yards of fill. The property is a 1.265 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-004, located at **4005 Lago Drive** in the Hope Ranch area, Second Supervisorial District.
- 2. 05BAR-00000-00307 Pananides Residence Addition and Grading Hope Ranch**

(No Planner Assigned) **Jurisdiction: Ridgeline - Urban**
Request of R. E. Johnson, architect for the owners, Mr. and Mrs. Pananides, to consider Case No. 05BAR-00000-00307 for **discussion of proposed grading at driveway and the consideration of a residence addition of approximately 3,020 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,100 square feet and carport. The proposed project will require approximately 33 cubic yards of cut and approximately 1,210 cubic yards of fill. The property is a 1.264 acre parcel zoned EX-1 and shown as Assessor's Parcel Number 063-142-016, located at **1211 Silvestre Road** in the Hope Ranch area, Second Supervisorial District.

3. **05BAR-00000-00316** **Cheresh Residence Addition and Remodel** **Hope Ranch**
(No Assigned Planner) **Jurisdiction: Ridgeline - Urban**
Request of R.E. Johnson, architect for the owners, Mr. and Mrs. Cheresh, to consider Case No. 05BAR-00000-00316 for **conceptual review of a residential addition and remodel of approximately 178 square feet and deck of approximately 452 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,008 square feet and garage of approximately 736 square feet. The proposed project will not require grading. The property is a 1.071 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-025, located at **4330 Via Presada** in the Hope Ranch area, Second Supervisorial District.

4. **05BAR-00000-00306** **Marsupial Properties Structure Remodel** **Hope Ranch**
05CDH-00000-00044 (Dan Nemechek, Planner) **Jurisdiction: Permit Condition**
Request of Ken Mineau, Appleton & Associates, architect for the owner, Marsupial Properties, to consider Case No. 05BAR-00000-00306 for **conceptual review of the remodel for the existing maintenance building of approximately 6,502 square feet.** The following structures currently exist on the parcel: a single family residence, stable and riding ring. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 6.85 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-160-030, located at **1551 Robles Drive (AKA 1553 Robles Drive)** in the Hope Ranch area, Second Supervisorial District.

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

5. **05BAR-00000-00270** **Hewitt/Kunz Residence Additions** **Mission Canyon**
05LUP-00000-01180 (Daniel Gullett, Planner) **Jurisdiction: Mission**
Request of Peter Becker, architect for the owners, Paul Hewitt and Monica Kunz, to consider Case No. 05BAR-00000-00270 for **preliminary/final approval of a second story addition of approximately 488 square feet and first floor addition of approximately 447 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,474 square feet and detached garage of approximately 384 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 0.16 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-039, located at **814 Cheltenham Road** in the Mission Canyon area, Second Supervisorial District. (Continued from 12/02/05)

6. **05BAR-00000-00275** **Santa Barbara Botanic Garden, Inc. Accessory Structure** **Mission Canyon**
02NEW-00000-00138/99DP-043 (Alex Tuttle, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Gil Barry, architect for the owner, Santa Barbara Botanic Garden, Inc., to consider Case No. 05BAR-00000-00275 for **preliminary/final approval of a rebuild and alteration of an existing accessory structure of approximately 355 square feet.** The following structures currently exist on the parcel: a main structure of approximately 2,000 square feet and accessory storage building of approximately 400 square feet. The proposed project will not require grading. The property is a 1.24 acre parcel zoned REC and shown as Assessor's

Parcel Number 023-060-038, located at **1007 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. **(Continued from 12/02/05)**

7. 05BAR-00000-00178 Lengsfelder New Residence Mission Canyon
05LUP-00000-00920 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Tony Xiques, Design Systems, architect for the owner, John Lengsfelder, to consider Case No. 05BAR-00000-00178 **for preliminary/final approval of a new residence of approximately 1,690 square feet and a attached garage of approximately 532 square feet.** The following structures currently exist on the parcel: a garage of approximately 520 square feet to be demolished. The proposed project will not require grading. The property is a 5,277 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 023-211-002, located at **2997 Foothill Road** in the Mission Canyon area, First Supervisorial District. **(Continued from 8/12/05 & 12/16/05)**
8. Discussion Item Jang Residence Addition Santa Barbara
05LUP-00000-01134 (Allen Bell, Planner) **Jurisdiction: Section 2-33.12c**
Request of Planning and Development for BAR to render its advice on a proposal by Tony Xiques, architect for the owner, Nam Kyu Jang, **for a residence addition of approximately 1,600 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,319 square feet and a detached garage of approximately 438 square feet. The proposed project or will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-001, located at **335 Rosemead Street** in the Santa Barbara area, Second Supervisorial District.

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

Isla Vista/Goleta/Gaviota Areas/Hollister Ranch

9. 05BAR-00000-00304 Cingular Wireless Goleta
05CUP-00000-00076 (Christina Cairns, Planner) **Jurisdiction: Permit Condition**
Request of Gorden Bell, agent for the applicant, Cingular Wireless, to consider Case No. 05BAR-00000-00304 **for conceptual review of a major conditional use permit to allow for the construction, operation and maintenance of an unmanned wireless communications facility on a 660 square foot lease area.** The proposed project will not require grading. The property is a 32.95 acre parcel zoned PI and shown as Assessor's Parcel Number 073-090-029, located at **6900 Devereux Way** in the Goleta area, Third Supervisorial District.
10. 05BAR-00000-00309 Cingular Monopine Telecom Facility Goleta
05CUP-00000-00073 (Andrea Chadden, Planner) **Jurisdiction: Permit Condition**
Request of Gordon Bell, agent for the owners, Cingular, to consider Case No. 05BAR-00000-00309 **for conceptual review of a 60 foot tall monopine telecom facility to be placed behind eucalyptus trees in heights of approximately 63 to 78 feet, plus an approximate 12 foot wide by 20 foot long by 10 foot high pre-fabricated equipment shelter located behind a retaining wall.** The following structures currently exist on the parcel: a large water tank of approximately 15,000 square feet and utility building of approximately 1,000 square feet. The proposed project will not require grading. The property is a 1.46 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-026, located at **Terminus of La Josa Road (not addressed)** in the Goleta area, Third Supervisorial District.

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

11. **05BAR-0000-00236** **Bond New Residence** **Goleta**
05LUP-0000-01045 (Dan Nemechek, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Hochouser and Blatter Architects, architects for the owner, Daniel Bond, to consider Case No. 05BAR-00000-00236 for **further conceptual review of a conversion of an existing residence to a second residential unit of approximately 1,200 square feet (BAR review not required), with an attached garage/stairwell of approximately 572 square feet, a second story workshop of approximately 418 square feet, a new residence of approximately 4,877 square feet with an attached garage of approximately 532 square feet, a pool, and spa.** The following structures currently exist on the parcel: a residence of approximately 1,600 square feet, guest residence of approximately 600 square feet, workshop of approximately 918 square feet and shed of approximately 291 square feet. The proposed project will require approximately 475.5 cubic yards of cut and approximately 165.2 cubic yards of fill. The property is a 1.006 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-001, located at **4444 La Paloma Avenue** in the Goleta area, Second Supervisorial District. **(Continued from 10/14/05 and Site Visit 11/08/05, 12/02/05 & 12/16/05)**
12. **05BAR-00000-00226** **Maxwell Residence Remodel / Addition** **Santa Barbara**
05CDH-00000-00032 (Alice Daly, Planner) **Jurisdiction: Design Overlay**
Request of Jack Maxwell, owner, to consider Case No. 05BAR-00000-00226 for **final approval of a remodel and one story addition of approximately 1,800 square feet to an existing one story residence.** The following structures currently exist on the parcel: a residence of approximately 2,200 square feet with an attached garage of approximately 450 square feet. The proposed project will not require grading. The property is a 2.33 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-020, located at **4865 Vieja Drive** in the Goleta/Hope Ranch area, Second District Supervisorial District. **(Continued from 10/14/05 and Site Visit 11/01/05, 11/18/05 & 12/16/05)**
13. **Discussion**
Dulnik Residence Addition and Attached Garage and Residential Second Unit **Goleta**
05LUP-00000-01207 (Allen Bell, Planner) **Jurisdiction: Request from P & D for Advice**
Request of Planning and Development for BAR to render its advice on a proposal by Nicolas Vergara, architect for the owner, Eva Dulnik, for **a residence addition of approximately 1,663 square feet, attached garage of approximately 1,153 square feet and attached residential second unit of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,616 square feet and accessory structure of approximately 517 square feet. The proposed project will require nominal cut and fill. The property is a 14,374 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-081-002, located at **4507 Auhay Drive** in the Goleta area, Second Supervisorial District.
14. **03BAR-00000-00228**
St. George Addition & Conversion to 4 Unit Apartment/Condo Complex **Isla Vista**
02NEW-00000-00022 (Robert Dostalek, Planner) **Jurisdiction: DVP**
Request of Hollee Brunsky, agent for the owner, Ed St. George, to consider Case No. 03BAR-00000-00228 for **preliminary/final approval of an addition of approximately 2,226 square feet to an existing residence, including the conversion of a garage of approximately 455 square feet to habitable space and conversion of the resulting residence to a 4 unit apt/condo complex.** The following structures currently exist on the parcel: a residence of approximately 1,498 square feet and garage of approximately 455 square feet. The proposed project will not require grading. The property is a 11,303 square

foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-035, located at **6554 Del Playa** the Isla Vista area, Third Supervisorial District. (Continued from 9/05/03 & 2/13/04)

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

Toro Canyon/Summerland/Carpinteria Areas

15. **05BAR-00000-00295** **Breeden Residence Addition** **Toro Canyon**
05CDP-00000-00141 (Lisa Martin, Planner) **Jurisdiction: Toro**
Request of Don Gragg, agent for the owners, Lindsey Breeden and Linda Breeden, to consider Case No. 05BAR-00000-00295 for **conceptual review of a residence addition of approximately 1,134 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,643 square feet. The proposed project will not require grading. The property is a 18,200 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-017, located at **226 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District.
16. **05BAR-00000-00302** **Handtmann Employee Dwelling and Carport** **Toro Canyon**
05CUP-00000-00069 (Allen Bell, Planner) **Jurisdiction: Toro**
Request of William Cooper, architect for the owner, George Handtmann, to consider Case No. 05BAR-00000-00302 for **conceptual review of an employee dwelling of approximately 1,232 square feet, covered deck and stairs of approximately 762 square feet and a carport of approximately 180 square feet**. The following structures currently exist on the parcel: a barn, hay storage building, horse stalls and corrals. The proposed project will not require grading. The property is a 10.82 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-210-050, located at **333 Lambert Road** in the Toro Canyon area, First Supervisorial District.
17. **05BAR-00000-00200** **Gabbert New Residence, Garage, Guest House, Cabana and Carport** **Toro Canyon**
05LUP-00000-01065 (Peter Lawson, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Dave Mendro of Neumann Mendro Andrulaitis architect, for the owners, John and Marthe Gabbert, to consider Case No. 05BAR-00000-00200 for **preliminary approval of a new residence of approximately 4,900 square feet, garage of approximately 793 square feet, guest house of approximately 560 square feet, cabana of approximately 799 square feet and carport of approximately 425 square feet**. No structures currently exist on the parcel. The proposed grading to be determined. The property is a 42.68 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-150-021, located at **568 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/19/05)
18. **05BAR-00000-00311** **Ford Residence Remodel and New Garage/Workshop** **Toro Canyon**
05LUP-00000-01308 (Lisa Martin, Planner) **Jurisdiction: Toro**
Request of Tai Yeh, architect for the owner, Doug Ford, to consider Case No. 05BAR-00000-00311 for **conceptual review of a detached garage of approximately 260 square feet with attached workshop of approximately 120 square feet, residence addition of approximately 480 square feet and open porch area of approximately 400 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,826 square feet and garage of approximately 528 square feet. The proposed project will not require grading. The property is a 1.32 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-051, located at **2840 East Valley Road** in the Toro Canyon area, First Supervisorial District.
19. **05BAR-00000-00315** **Kelsey New Residence** **Carpinteria**
05CDP-00000-00156, (Julie Harris, Planner) **Jurisdiction: Ridgeline - Rural**
05CUP-00000-00080

Request of R.E. Johnson, architect for the owner, John Kelsey0., to consider Case No. 05BAR-00000-00315 for **conceptual review of a new residence of approximately 2,400 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 2,900 cubic yards of cut and approximately 800 cubic yards of fill. The property is a 39,105 square foot parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-160-007, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District.

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

20. **05BAR-00000-00231** **Ensing Porch Variance and Wall Conditional Use Permit** **Summerland**
04VAR-00000-00003/05CUP-00000-00063 (Lisa Hosale, Planner) **Jurisdiction: Summerland**
Request of Jay Higgins, agent for the owners, Mark Wayne Ensing, to consider Case No. 05BAR-00000-00231 for **further conceptual review of a Variance to allow a new 350 square foot porch 5 ½ feet from the right of way, and a 3 foot high planter 2 feet from the right of way. The Conditional Use Permit would allow a new 8 foot high retaining wall with a 2 foot lattice on top to be located in the front yard setback**. The following structures currently exist on the parcel: a permitted residence of approximately 800 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-122-039, located at **2186 Hardinge Street** in the Summerland area, First Supervisorial District. **(Continued from 10/14/05)**
21. **01BAR-00001-00254** **Montecito Ranch Estates Gates and Lighting** **Summerland**
02IMPC-00000-00002 (Morgan Jones, Planners) **Jurisdiction: Ridgeline -Urban**
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00001-00254 for **revised final approval on new entry gates and lighting fixtures**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 46.44 acre parcel zoned RR-5 and shown as Assessor's Parcel Numbers 005-210-036, located at **2700 Via Real** in the Summerland area, First Supervisorial District. **(Continued from 11/30/01, 1/18/02, 2/15/03, 11/19/04, 6/10/05, 7/15/05 & 8/12/05 & 9/16/05)**
22. **01BAR-00000-00138** **Montecito Ranch Estates Grading and New Fountain** **Summerland**
01RMM-00000-00007 (Morgan Jones, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Raymond Appleton, agent for the owner, Montecito Ranch Estates, Inc., to consider Case No. 01BAR-00000-00138 for **revised final approval of grading changes to the pond and the addition of a fountain**. No structures currently exist on the parcel. The proposed project will require approximately 4,200 cubic yards of cut and approximately 500 cubic yards of fill. The property is a 5.23 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-036, located at **2790 Via Real** in the Summerland area, First Supervisorial District. **(Continued from 09/21/01, 11/02/01, 11/30/01, 01/18/02, 02/15/02 & 3/22/02 & 7/25/03 & 8/8/03)**
23. **06BAR-00000-00006** **Carpinteria Valley Farms** **Summerland**
05VAR-00000-00005 (Steve Chase, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Raymond Appleton, agent for the owner, Patrick M. Nesbitt Family Trust, to consider Case No. 06BAR-00000-00006 for **a variance from the maximum floor area ratio of the Summerland Community Plan to convert 9,193 net square feet (9,797 gross square feet) of existing interior uninhabitable under-story area of a residence to a habitable basement. The existing single family dwelling is 8,000 square feet (net). The resulting net area would be approximately 17,193 square feet**. The following structures currently exist on the parcel: a residence of approximately 8.000 square

feet, attached garage of approximately 750 square feet, pool house of approximately 800 square feet, guesthouse of approximately 800s square feet, accessory building of approximately 1,000 square feet and foot stable of approximately 13,487 square feet (including two agricultural employee dwellings). The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District.