



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

Meeting Date: February 4, 2011
9:00 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.

Jeremy Roberts	Will Rivera	Chair
Glen Morris	Martha Gray	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 January 21, 2011 will be considered.

IV. CONSENT AGENDA:

C-1. 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 **final review approval on consent of a residence addition of approximately 2,335 square feet and covered porch of approximately 1,958 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 5.01 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 005-280-034 & 155-160-010, located at **3520 Foothill Road** in the Coastal Toro Canyon area, First Supervisorial District. (Continued from 1/07/11 & 1/21/11)

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

1. 08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista
09DVP-00000-00002 (Errin Briggs, Planner) Jurisdiction: Coastal
09TPM-00000-00001

Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **final approval of a new mixed-use building of approximately 15,943 (C-2 Site) and a new condominium building of approximately 5,354 square feet (SRH-2 Site) for approximate total of 21,297 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 3,877 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08, 11/20/09 & 4/02/10)

2. **10BAR-00000-00061 Essex Property Trust Monument Sign** **Isla Vista**
10CUP-00000-00011 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00061 for **preliminary approval of one monument sign of approximately 32 square feet.** The following structures currently exist on the parcel: Housing Apartments. The proposed project will not require grading. The property is a 1.39 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-024, located at **6721 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10, 6/18/10, 7/02/10, 7/16/10 & 12/03/10)
3. **10BAR-00000-00063 Essex Property Trust Monument Sign** **Isla Vista**
10CUP-00000-00013 (J. Ritterbeck, Planner) **Jurisdiction: Coastal approximately**
Request of Tracey Parker, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00063 for **preliminary approval of one monument sign of approximately 20 square feet located on an existing 110 square foot monument.** The following structures currently exist on the parcel: Housing apartments. The proposed project will not require grading. The property is a 1.89 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-026, located at **6711 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10, 6/18/10, 7/02/10, 7/16/10 & 12/03/10)
4. **11BAR-00000-00008 T-Mobile at South Patterson Self Storage** **Santa Barbara**
09CUP-00000-00044 (Megan Lowery, Planner) **Jurisdiction: Goleta**
Request of Scott Dunaway, Suresite Consulting, agent for the owner, Patterson Plus LLC, Trudi Carey, to consider 11BAR-00000-00008 (previously Case No. 09BAR-00000-00161) for **revised final approval of a wireless telecommunications facility of approximately 136 square feet atop a self-storage facility.** The following structures currently exist on the parcel: a storage facility and apartment. The proposed project will not require grading. The property is 1.58 and .87 acre parcels zoned C-1 and shown as Assessor's Parcel Numbers 069-160-066 and 069-160-067, located at **5325 Calle Real** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/23/09 & 6/18/10)

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

Site Visit:

5. **10BAR-00000-00204 Grimes Demolition/New Residence** **Hope Ranch**
10MOD-00000-00003 **Jurisdiction: Ridgeline/Modification – Urban/Coastal**
10CDP-00000-00104 (Allen Bell, Planner)
Request of Peter Becker, architect for the owners, Brett and Marisa Grimes, to consider Case No. 10BAR-00000-00204 for **site visit of demolition of an existing residence and accessory structures and construction of a new residence of approximately 3,984 square feet, attached garage of approximately 867 square feet, loggia of approximately 460 square feet, decks of approximately 740 square feet, uncovered patios of approximately 600 square feet, driveway of approximately 5,500 square feet, pool of approximately 675 square feet, and retaining walls of approximately 410 linear feet. (Statistics are net square footage.) The project also includes a proposed modification to reduce the required front setback from 75 feet to 62 feet.** The following structures exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 960 cubic yards of cut and 960 cubic yards of fill. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at **4015 Corta Road** in the Hope Ranch area, Second Supervisorial District.

The Representatives of the following items should be in attendance at this SBAR Site Visit by 11:45 P. M.

6. **09BAR-00000-00067 Brogin New Residence Toro Canyon**
09CDP-00000-00024 (J. Ritterbeck, Planner) **Jurisdiction: Toro**
Request of Nate and Wendy Brogin, owners, to consider Case No. 09BAR-00000-0067 for a **site visit of a new residence of approximately 3,500 square feet, garage/storage of approximately 800 square feet, new pergola of approximately 120 square feet and a designated location for a future pool.** No structures currently exist on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 1,700 (to be compacted to 1,500) cubic yards of fill. The property is a 24,829 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-013, located at **1791 Ocean Oaks Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 5/22/09 & 12/03/10)

The Representatives of the following items should be in attendance at this SBAR Meeting by 1:30 P. M.

7. **11BAR-00000-00005 Christie Detached Garage and Storage Santa Barbara**
11LUP-00000-00013 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Phil Beaubien, agent for the owner, Gillian Christie, to consider Case No. 11BAR-00000-00005 for **conceptual review/preliminary and final approval of a detached garage with storage of approximately 400 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 13,716 square foot parcel zoned RR-10 and shown as Assessor's Parcel Number 153-136-014, located at **4835 Ogram Road** in the Santa Barbara area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

8. **10BAR-00000-00202 Feldwinn/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 Feldwinn and Nancy Winn, to consider Case No. 10BAR-00000-00202 for **further conceptual / preliminary 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 2,186 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. (Continued from 1/07/11)
9. **10BAR-00000-00204 Grimes Demolition/New Residence Hope Ranch**
10MOD-00000-00003 **Jurisdiction: Ridgeline/Modification – Urban/Coastal**
10CDP-00000-00104 (Allen Bell, Planner)
Request of Peter Becker, architect for the owners, Brett and Marisa Grimes, to consider Case No. 10BAR-00000-00204 for **further conceptual review of demolition of an existing residence and accessory structures and construction of a new residence of approximately 3,984 square feet, attached garage of approximately 867 square feet, loggia of approximately 460 square feet, decks of approximately 740 square feet, uncovered patios of approximately 600 square feet, driveway of approximately 5,500 square feet, pool of approximately 675 square feet, and retaining walls of approximately 410 linear feet. (Statistics are net square footage.) The project also includes a proposed modification to reduce the required front setback from 75 feet to 62 feet.** The following structures exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 960 cubic yards of cut and 960 cubic yards of fill. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at **4015 Corta Road** in the Hope Ranch area, Second Supervisorial District.

The Representatives of the following items should be in attendance at this SBAR Meeting by 2:30 P. M.

- 10. 10BAR-00000-00167 Swed/Berger Residence Addition Mission Canyon**
10LUP-00000-00445 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**
Request of Mehdi Hadighi, architect for the owners, Madelyn Swed and Matthew Berger, to consider Case No. 10BAR-00000-00167 for **revised preliminary/final approval of a residence addition of approximately 244 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,704 square feet. The proposed project will not require grading. The property is a .19 acre parcel zoned 7-R-1and shown as Assessor's Parcel Number 023-112-011, located at **2618 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 11/19/10 & 12/17/10)

Toro Canyon/Summerland/Carpinteria Areas

- 11. 09BAR-00000-00067 Brogin New Residence Toro Canyon**
09CDP-00000-00024 (J. Ritterbeck, Planner) **Jurisdiction: Toro**
Request of Nate and Wendy Brogin, owners, to consider Case No. 09BAR-00000-0067 for a **further conceptual review of a new residence of approximately 3,500 square feet, garage/storage of approximately 800 square feet, new pergola of approximately 120 square feet and a designated location for a future pool.** No structures currently exist on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 1,700 (to be compacted to 1,500) cubic yards of fill. The property is a 24,829 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-013, located at **1791 Ocean Oaks Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 5/22/09 & 12/03/10)
- 12. 09BAR-00000-00031 Warzocha Residence Additions and New Garage Toro Canyon**
09LUP-00000-00223 (Brian Banks, Planner) **Jurisdiction: Toro**
Request of Doug Reeves, architect for the owners, Michael and Barbara Warzocha, to consider Case No. 09BAR-00000-00031 for **final approval of conversion of the existing garage to habitable of approximately 503 square feet and a new attached garage of approximately 517 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,084 square feet and garage of approximately 503 square feet. The proposed project will require approximately 84 cubic yards of cut and approximately 53 cubic yards of fill. The property is a .66 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-491-008, located at **2710 Macadamia Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/13/09, 6/26/09, 8/14/09 & 8/28/09)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: January 31, 2011

RE: 10BAR-00000-00200, Nardiello Addition, 10CDP-00000-00103, 3520 Foothill Rd,
APN 005-280-034 & 155-160-010

Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-10 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/FINAL**
- FINAL on CONSENT**
- REVISED FINAL**

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed project is subject to the Rural Ridgeline and Hillside Development Guidelines in Article II. The Guidelines limit the height of structures to 16 feet from existing grade in rural areas. This height limitation may be exempted by the South Board of Architectural Review as per Sec. 35.-144.4 of Article II where the height would not exceed the zoning ordinance height limit of 25 feet for residential structures in the Toro Canyon Community Plan area. The applicant requests an exemption from the Rural Hillside/Ridgeline height limit of 16 feet to allow flexibility in incorporating the proposed single story addition to the existing two story residence.

PROJECT DESCRIPTION:

The proposed project is for a single story addition of 2,335 square feet to the existing two story single family dwelling, covered porch of 1,958 square feet, deck of 215 square feet, and interior remodel. No grading or tree removal is proposed. The residence shall continue to be served by the Carpinteria Valley Water District, a private septic system, and Carpinteria-Summerland Fire District. Access to the site will continue to be provided via a private drive off Foothill Road (SR 192). The property is a 5.01-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-280-034 and 155-160-010, located at 3250 Foothill 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 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Alex Tuttle, x6844

DATE: February 1, 2011

RE: 08BAR-00000-00270, ICON at UCSB, 09CDP-00000-00004
APNs 075-173-023 and -024

Preliminary review indicates that the project complies with the all zoning requirements for the C-2/SRH-20 zone districts and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use 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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed changes to the project, specifically the increase in building heights, including:

- An increase in overall building height of the building facing Trigo Road of between 1 foot 3 inches and 2 feet 3 inches to accommodate mechanical, plumbing and fire sprinkler lines into the building; and
- An increase in height of the elevator shaft by approximately three feet six inches to accommodate code-required clearances and meet accessibility requirements at the roof level.

Please comment on the final landscaping and streetscape improvements. Please comment on the proposed building materials and colors.

PROJECT DESCRIPTION:

The proposed project is for a Development Plan, Conditional Use Permit, Tentative Parcel Map and Coastal Development Permit to allow for the demolition of an existing 2,042 square foot commercial building containing two retail business spaces and the construction of a new five-story, mixed-use condominium building containing approximately 15,997 square feet (gross) of commercial and residential floor area on APN 075-173-024 and the construction of four new residential condominiums totaling approximately 4,000 square feet on APN 075-173-023 which is currently vacant.

The mixed-use building would be located on APN 075-173-024 (zoned C-2). The maximum height of the structure would be 54 feet 6 inches. The building would include approximately 8,000 square feet of general commercial space divided into approximately five (5) commercial condominiums and several outdoor commercial terraces, as well as 7,997 square feet of residential area comprising 13 studio condo units and 4 two-bedroom condo units. The commercial spaces located on the ground floor would utilize street frontage and outdoor dining areas along Trigo Road and El Embarcadero. The commercial spaces located on the second floor and rooftop would be associated with outdoor "terrace" spaces for dining and/or other related outdoor commercial uses. The residential units would utilize an entrance and lobby fronting Trigo Road and be located on the 2nd, 3rd and 4th stories. The residential units would range in size between approximately 300 and 850 square feet. Three of the studio units would be regulated under the County's Inclusionary Housing Program and be made available to residents meeting the County affordable housing requirements for low income residents, or families earning less than 80% of the Area Median Income. Those units would be income-restricted for 30-years, according to California Community Redevelopment Law. An elevator for use by building residents and commercial patrons would be located near the residential lobby accessed off Trigo Road.

The four new residential condominiums totaling 4,000 square feet (Unit A at 1,000 square feet, Unit B at 1,000 square feet, Unit C at 1,000 square feet and Unit D at 1,000 square feet) would be located on APN 075-173-023 (zoned SR-H). The maximum height of the condominium building would be approximately 45 feet. Bicycle parking spaces would be provided for these units in the proposed rear arcade area.

Eighteen (18) residential parking spaces would be provided on-site through a parking lift system. An additional sixteen (16) commercial spaces and an additional (8) residential spaces would be provided off-site through the IV Master Plan's In Lieu Fee Parking Program or directly from private party(s). The RDA is in negotiations with property owner(s) to acquire vacant lot(s) to be used for public parking in downtown Isla Vista, which could be made available for the commercial and residential uses of this project. The project

would provide a total of 72 bicycle parking spaces serving commercial patrons and residential tenants and would be dispersed throughout the project site including within the public right-of-ways along Trigo Road and El Embarcadero, in the arcade separating the two structures and on each floor of the mixed-use building. Further, the project includes right-of-way encroachments along both Trigo Road and El Embarcadero for commercial outdoor seating and building canopies. Approximately 300 cubic yards of cut and export would be required to develop the parking lift system and level the project site. A lot merger is included with the project to eliminate the need for setbacks internal to the project.

One existing tree located within the adjacent public right-of-way on Trigo Road would be removed to facilitate development. This tree would be replaced (subject to the final approved landscaping plan) with eight (8) new street trees consistent with the overall Isla Vista streetscape enhancement project identified in the Isla Vista Master Plan. The property is approximately 0.26 acres (11,157 square feet) and consists of 2 legal parcels, 075-173-023 and 075-173-024.

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: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: February 4, 2011

RE: 10BAR-0-00061 | 10CUP-0-00011 & 10SCC -0-00005 - Essex Property Trust Entrance Sign:
6721 El Colegio Road
10BAR-0-00063 | 10CUP-0-00013 - Essex Property Trust Entrance Sign: 6711 El Colegio Road
AP Nos.: 075-010-024 and 075-010-026 respectively

Preliminary review indicates that the project complies with the all zoning requirements for the SR-H-20 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, including the Isla Vista Master Plan, subject to certain conditions.

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

This project may proceed for:

FURTHER CONCEPTUAL AND PRELIMINARY REVIEW by your board.

PLEASE SPECIFICALLY COMMENT ON:

- > Agent has worked with P&D to address all planning and zoning concerns.
 - > The 2 Minor CUP projects will go to Zoning Administrator for review/approval. Please provide comments for inclusion within Staff Report.
-

PROJECT DESCRIPTIONS:

10CUP-00000-00011

The project is for a Minor Conditional Use Permit to allow construction of a 13 sq. ft. informational sign that will be displayed on a newly constructed monument measuring approximately 4'-0" tall and 5'-3" long and 1'-2" wide and located at the center of the lot along the northern property line. The project would require no grading and no tree removal. The parcel will continue to be served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of El Colegio Road. The property is a 1.39-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-024, located at 6721 El Colegio Road in the Isla Vista area of Goleta, Third Supervisorial District.

10CUP-00000-00013

The project is for a Minor Conditional Use Permit to allow construction of a 20 sq. ft. informational sign that will be displayed on a newly reconstructed curved wall measuring approximately 3'-9" tall and 32'-0" long and 1'-2" wide and located on the northeast corner of the lot. The project would

require no grading and no tree removal. The parcel will continue to be served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of El Colegio Road. The property is a 1.89-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-026, located at 6711 El Colegio Road in the Isla Vista area of Goleta, Third 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 Coastal Development 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: South Board of Architectural Review
Attn: Anne Almy

FROM: Allen Bell, Senior Planner
Development Review Division

DATE: February 4, 2011

RE: Grimes Demolition, New Single-Family Dwelling, and Modification
BAR Case Number: 10BAR-00000-00204
Associated Case Numbers: 10CDP-00000-00104 and 10MOD-00000-00003
Project Address: 4015 Corta Road, Hope Ranch Area
Assessor's Parcel Number: 063-212-015

The applicants have requested a Coastal Development Permit to demolish an existing residence and construct a new residence, pool and driveway. They have also requested a Modification to reduce the front setback from 75 feet to 62 feet. Staff is processing both requests concurrently.

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
 FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Modification of Front Setback

Section 35-179.6 (*Findings Required for Approval*) of the Coastal Zoning Ordinance states that the proposed modification of the front setback can only be approved if the Board of Architectural Review finds that the “. . . Modification is minor in nature and will result in a better site or architectural design . . .” Please determine whether your board can make this finding and support the reduced front setback.

Ridgeline and Hillside Development Guidelines

The proposed project is subject to the Ridgeline and Hillside Development Guidelines because there is a 16-foot drop in elevation within 100 feet of the proposed residence. These guidelines include, but are not limited to, the following:

- The height of any structure should not exceed 25 feet and an overall maximum height of 32 feet.
- Proposed structures should be in character with adjacent structures.
- Large understories and exposed retaining walls should be minimized.

A structure may exceed these height limits by no more than three feet where the roof exhibits a pitch of 4 in 12 or greater. The roof of the proposed residence exhibits a pitch of 4 in 12. Therefore, the height and overall maximum height of the proposed residence should not exceed 28 feet and 35 feet, respectively.

A small portion of the proposed residence exceeds the 28-foot height limit (see south elevation on Sheet A3.0). Your board may exempt the residence from the 28-foot height limit provided it finds one or more of the situations in Section 35-144.4 of the Coastal Zoning Ordinance (enclosed) apply to the residence. Please determine whether one or more of these situations apply. In addition, please determine whether the project otherwise complies with the Ridgeline and Hillside Development Guidelines.

PROJECT DESCRIPTION:

The proposed project is for demolition of an existing residence and accessory structures and construction of a new residence of approximately 3,984 square feet, attached garage of approximately 867 square feet, loggia of approximately 460 square feet, decks of approximately 740 square feet, uncovered patios of approximately 600 square feet, driveway of approximately 5,500 square feet, pool of approximately 675 square feet, and retaining walls of approximately 410 linear feet. (Statistics are net square footage.) The project also includes a proposed modification to reduce the required front setback from 75 feet to 62 feet. The following structures exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 960 cubic yards of cut and 960 cubic yards of fill. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at 4015 Corta Road in the Hope Ranch 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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **The Modification and Coastal Development Permit are subject to approval of the Zoning Administrator.**

cc Case File (Allen Bell, Senior Planner)
Anita Hodosy-McFaul, Administration Division, P&D
Peter Becker, Architect

- e. Development on ridgelines shall be discouraged if suitable alternative locations are available on the parcel.
2. **Rural and Inner Rural Areas.** The following development guidelines shall apply within Rural and Inner-Rural Areas as designated on the Local Coastal Program Maps:
- a. The height of any structure should not exceed 16 feet wherever there is a 16 foot drop in elevation within 100 feet of the proposed structural location.
 - b. Building rake and ridge line should conform to or reflect the surrounding terrain.
 - c. Materials and colors should be compatible with the character of the terrain and natural surroundings of the site.
 - d. Large, visually unbroken and/or exposed retaining walls should be minimized.
 - f. Landscaping should be used to integrate the structure into the hillside, and shall be compatible with the adjacent vegetation.
 - g. Grading shall be minimized, in accordance with the Comprehensive Plan goals.
 - h. Development on ridgelines shall be discouraged if suitable alternative locations are available on the parcel.

Sec. 35-144.4 Exemptions.

- 1. The Board of Architectural Review may exempt a new structure or an alteration to an existing structure from compliance with these guidelines, in compliance with Section 35-184 (Board of Architectural Review) provided that in their review of the structure they find that one or more of the following situations applies to the proposed development:
 - a. Due to unusual circumstances, strict adherence to these guidelines would inordinately restrict the building footprint or height below the average enjoyed by the neighborhood. For example, significant existing vegetation, lot configuration, topography or unusual geologic features may necessitate exceeding the height limit in order to build a dwelling comparable to other structures in the neighborhood.
 - b. In certain circumstances, allowing greater flexibility in the guidelines will better serve the interests of good design, without negatively affecting neighborhood compatibility or the surrounding viewshed.
- 2. The Director of Planning and Development may exempt a new structure or an alteration to an existing structure from compliance with these guidelines provided that in his review of the structure he finds that one or more of the following situations applies to the proposed development:
 - a. The proposed site is on or adjacent to a minor topographic variation (e.g., gully), such that the 16 foot drop in elevation is not the result of a true ridgeline or hillside condition.
- 3. The following structures are exempt from these guidelines:
 - a. Windmills and water tanks for agricultural purposes are exempt.
 - b. Poles, towers, antennas, and related facilities of public utilities used to provide electrical, communications or similar service.

Sec. 35-144A. Local Design Standards.

Local design standards for a particular community, area, or district may be developed as part of or independently of a County-processed Community/Area Plan. Such standards would serve to

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner



DATE: January 31, 2011

RE: 11BAR-00000-00005, Christie Garage, 11LUP-00000-00013, 4835 Ogram Rd,
APN 153-136-014

Preliminary review indicates that the project complies with the all requirements of the RR-10 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:

CONCEPTUAL/PRELIMINARY/FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed project is subject to the Rural Ridgeline and Hillside Development Guidelines of the County LUDC. The Guidelines limit the height of structures to 16 feet from existing grade in rural areas (19 feet if a roof pitch of 4:12 or greater).

PROJECT DESCRIPTION:

The proposed project is for construction of a detached garage of 400 sq. ft. with storage room of 160 sq. ft. below. The height of the structure shall be approx. 19 feet. One pepper tree is proposed for removal. Grading of less than 5 cu. yards cut is proposed. The parcel will continue to be served by the Santa Barbara County Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided via a private

driveway off of Ogram Road. The property is a 0.32-acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-136-014, located at 4835 Ogram Road, 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: February 4, 2001

RE: Case #: 09CDP-00000-00024, 09BAR-00000-00067
Brogin New Residence, 1791 Ocean Oaks Road, APN: 005-320-013

Preliminary review indicates that the project may not comply with the all zoning requirements for the 20-R-1 zone district and may not be compatible with the requirements of the Article II, Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

This project may proceed for:

FURTHER CONCEPTUAL AND PRELIMINARY APPROVAL
by your board.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow construction of a new 3,200 sq.ft. SFD with a new 900 sq.ft. attached garage and storage area, new swimming pool and spa, and new pergola of approximately 120 sq.ft. Proposed grading will include 45 c.y. of cut and 1,500 c.y. of fill, with 1,720 c.y. of import. A total of 50 cherimoya trees are proposed for removal. The parcel will be served by the Carpinteria Valley Water District, private septic and the Carpinteria-Summerland Fire Department. Access would be provided off of Ocean Oaks Road. The property is a 0.56-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-013, located at 1791 Ocean Oaks Road in the Carpinteria Area, 1st Supervisorial District.

PLANNER COMMENTS:

- Revisions requested in Initial Feedback Letter, dated May 5, 2009 have been made.
- Applicants appear to have addressed all zoning issues.

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 Coastal Development Permit is subject to staff review.

Cc: Case File
Alice McCurdy, Supervising Planner

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: January 20, 2011

RE: 10BAR-00000-00167, Swed Addition, 10LUP-00000-00445, 2618 Montrose Pl.,
APN 023-112-011

Preliminary review indicates that the project complies with the all requirements of the 7-R1 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
- REVISED PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: Project returning for Revised Preliminary/Final due to 45 square foot increase in size of the addition that received SBAR Preliminary approval on November 19, 2010.

PROJECT DESCRIPTION:

The proposed project is for a single story bedroom addition of approximately 286 square feet to the existing single story dwelling, and an interior remodel. The proposed addition shall have a height of approximately 10 feet. Approximately 195 sq. ft. of the proposed addition shall encroach into the required rear setback as allowed by the LUDC Variable Rear Yard Setback provision (Sec. 35.30.150.C.3.d). No grading or tree removal is proposed.

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: Brian Banks 

DATE: January 26, 2011

RE: 09BAR-00000-00031, Warzocha Garage Conv./New Garage, 09LUP-00000-00223,
2710 Macadamia Ln., APN 005-491-008

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 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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow conversion of the approximately 505 sq. ft existing garage to habitable space and construction of a new approximately 536 sq. ft

attached garage. Also proposed is an interior remodel with window and door changes. The project proposes grading of approximately 84 cu. yards cut/53 cu. yards fill to accommodate the new garage and driveway. The project includes new site walls and creation of a new patio area to replace the existing driveway. No tree removal is proposed. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Macadamia Lane. The property is a 0.66-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-491-008, located at 2710 Macadamia Lane in the Toro Canyon Area, 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.**

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: Megan Lowery

DATE: February 4, 2011

RE: 09BAR-00000-00161; T-Mobile Telecommunications Facility at Patterson Self Storage
10DVP-00000-00001; 5325 Calle Real, Santa Barbara; APNs 069-160-066 and -067

Preliminary review indicates that the project complies with the all requirements of the C-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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Cupola design: The antennas for the facility are mounted in a new radiofrequency transparent cupola atop the existing storage building. The cupola location was shifted and the width was slightly increased since the project received final BAR approval. However, the height has not increased. Please review the design change and confirm that the facility still integrates with the design of the existing building.
-

PROJECT DESCRIPTION:

The project is a request by the agent, SureSite Consulting Group, LLC, for the applicant, T-Mobile West Corporation, a Delaware corporation, for a Director Development Plan to allow construction and use of an unmanned, telecommunications facility under provisions of County code zoning requirements for property zoned Commercial (C-1). The facility would be located on APNs 069-160-066 and 069-160-067 on a 136 -square foot lease area on 1.58 and 0.87 acre parcels owned by the Patterson Plus LLC, a California Limited Liability Company.

The applicant is proposing to construct an unmanned wireless facility that would include six (6) fifty-nine (59") inch panels in three (3) sectors (0°, 110°, and 280°) with two (2) antennas per sector. The antennas are directional and would be mounted at forty feet nine inches (40'-9") within an enclosed cupola on the rooftop of an existing building. The applicant also proposes the installation of a GPS antenna. The antennas would be operating in the PCS frequencies between 1800 MHz and 2000 MHz. The proposed facility would cover the areas near Calle Real, the 101, and South Patterson Avenue.

All equipment for the antennas would be located inside the building in a proposed 10' X 10' lease area. The equipment would be serviced by Southern California Edison and Verizon underground from existing utilities to the building. The proposed facility would not require grading.

Access to the facility would be from Calle Real. The facility would be secured by a rooftop cupola for the antennae and the equipment cabinets will be in a locked room.

The equipment would not be lit. The entire facility would be contained in an approximately one hundred thirty-six (136) square foot area, at an elevation of approximately eighty feet (80'-0") above sea level near the intersection of Calle Real and South Patterson Avenue in Santa Barbara County. The antennas and support hardware will be screened from view by placing them in a rooftop cupola. In the event of a power failure, a generator would be brought from off-site and temporarily installed to maintain power to the facility.

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