



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: February 18, 2011
9:00 A.M.**

Site Visit: 10BAR-00000-00145 Duerner New Residence and Garage located at 610 Glen Annie Road in the Goleta area scheduled at

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 February 4, 2011 will be considered.
- IV. CONSENT AGENDA:**

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

- C-1. 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 **final approval on consent 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. (Continued from 2/4/11)**

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. 11BAR-00000-00006
Doussineau Partial Garage Conversion, Carport, Cabana, Pool Santa Barbara
11LUP-0000-00019 (Kimberley McCarthy, Planner) Jurisdiction: Goleta
Request of Dawn Sherry, architect for the owner, Romain Doussineau, to consider Case No. 11BAR-00000-00006 for **conceptual review/preliminary approval of a partial garage conversion to habitable space of approximately 438 square feet, new carport of approximately 518 square feet, a new cabana of approximately 240 square feet and a pool.** The following structures currently exist on the parcel: a residence of approximately 4,275 square feet, and three-car-garage of approximately 766 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .7 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 153-233-005, located at **4564 Via Maria** in the Santa Barbara area, Second Supervisorial District.**

The Representatives of the following items should be in attendance at this SBAR Site Visit by 10:15 A. M.

Site Visit

2. 10BAR-00000-00145 Duerner New Residence and Garage Goleta
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**
Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **site visit of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10)

The Representatives of the following items should be in attendance at this SBAR Meeting by 11:15 A. M.

3. 10BAR-00000-00145 Duerner New Residence and Garage Goleta
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**
Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **further conceptual review of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10)

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. 11BAR-00000-00010 Meller Railing Change Mission Canyon
11RVP-00000-00008 (Petra Leyva, Planner) **Jurisdiction: Mission**
Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 11BAR-00000-00010 for **revised final approval of installation of a glass railing to replace a cable railing.** The following structures currently exist on the parcel: a residence. The proposed project will not require grading. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Mission Canyon area, First Supervisorial District.
5. 10BAR-00000-00202 Feldwinn/Winn New Residence and Garage Mission Canyon
10LUP-00000-00493 (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 & 2/4/11)

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

6. **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.


Toro Canyon/Summerland/Carpinteria Areas

7. **10BAR-00000-00182** **Meredith Residence Addition and Remodel** **Toro Canyon**
10CDP-00000-00100 (Brian Banks, Planner) **Jurisdiction: Toro**
- Request of Douglas Beard, Ketzler, Goodman Architects, architect for the owners, Mr. and Mrs. Tom Meredith, to consider Case No. 10BAR-00000-00182 for **preliminary/final approval of a residence addition of approximately 1,229 square feet and remodel of approximately 1,039 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,020 square feet, pool equipment area of approximately 200 square feet and pool of approximately 1,250 square feet. The proposed project will not require grading. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-480-006, located at **584 Freehaven Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 1/07/11)
8. **08BAR-00000-00036** **“The Loop” New Mixed Use Building** **Isla Vista**
08CNS-00000-00005 (Alex Tuttle, Planner) **Jurisdiction: DVP**
- Request of Mesa Lane Partners, LLC, developers, to consider 08BAR-00000-00036 for **revised preliminary/final approval of a mixed use building of approximately 44,994 square feet in the Isla Vista Redevelopment Area providing 22,618 square feet of new commercial space including a second floor extended stay hotel and 22,376 square feet of residential floor area including 25 residential units located on the third and fourth floors, 5 of which would be provided to low income families through the County's inclusionary housing program. Approximately 25 parking spaces to be provided onsite, tucked under the building.** Project will pursue certification under the County Innovative Building Program and LEED certification. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor's Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/29/08, 6/20/08, 6/4/10 & 6/18/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: February 16, 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:

FINAL on CONSENT

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: Kimberley McCarthy, Planner

DATE: January 21, 2011

RE: 11BAR-00000-00006/11LUP-00000-00019, 4564 Via Maria, APN 153-233-005

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

APPROVAL by your board.

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

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow the conversion of approximately 438 square feet (net) of the existing 766 square foot (net) attached garage to living space, the construction of a detached carport approximately 466 square feet in size (net), a pool, a unenclosed pool pavilion/outdoor dining area approximately 209 square feet in size (net) and a detached trellis approximately 120 square feet in size. The height of residence will not be affected by the proposed garage conversion. The maximum height of the carport and pavilion structures

will be 12 feet. The trellis will have a maximum height of 10 feet. Construction activities also include some minor interior alterations which are exempt from zoning permit requirements. The property will continue to be served by the Goleta Water and Sanitary districts. Access to the site will remain from an existing driveway off Via Maria. The existing driveway will be extended to access the new carport. Grading will be less than 50 cubic yards cut and fill. The project will not require the removal of any native vegetation or trees.

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: Kimberley McCarthy, case file
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Petra Leyva, Planner

DATE: January 31, 2011

RE: 11BAR-00000-00010, Meller change in exterior railing system
11RVP-00000-00008, 2926 Kenmore Place, APN 023-130-004

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

N/A

PROJECT DESCRIPTION:

The proposed project is a change in exterior elevations. Exterior railing approved as Metal Cable Rail System, owner has installed Glass Railing System.

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

**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 18, 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
 FURTHER 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.

Less than 10 percent of the proposed residence exceeds the 28-foot height limit. 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 complies with the other provisions of 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 Modification/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 (34 W. Mission Street, Santa Barbara, CA 93101)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner *BB*

DATE: February 11, 2011

RE: 10BAR-00000-00182, Meredith Addition, 10CDP-00000-00100, 584 Freehaven Drive, APN 005-480-006.

Preliminary review indicates that the project complies with the all zoning requirements for the 1-E-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/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow demolition of the existing garage, construction of new garage with an increase in size of 132 square feet, and construction of a second story addition of 1,097 square feet to the existing single story residence. The height of the proposed addition shall be 24 feet. No grading or tree removal is proposed. The residence shall continue to be served by the Montecito Water District, Montecito Sanitary District, and Carpinteria Summerland Fire District. Access to the site will continue to be taken from Freehaven Drive. The property is a 1.86-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-480-006, located at 584 Freehaven Drive in the Toro Canyon area, First Supervisorial District.

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

DATE: February 14, 2011

RE: 08BAR-00000-00036, "The Loop" New Mixed Use Building, 09CDP-00000-00041
APNs 075-173-003 & -026, 6533 and 6539 Trigo Road

Preliminary review indicates that the project complies with the all zoning requirements for the C-2 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Comprehensive Plan including the Coastal Land Use Plan, the Goleta Community Plan and the Isla Vista Master Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The changes to the project, including the building height increase, parking facility, and changes to the building façade. Please comment on the final building materials, colors, and landscaping along the streetscape.

PROJECT DESCRIPTION:

The proposed project is for a Tract Map, Development Plan, Conditional Use Permit (to allow residential use secondary to permitted commercial use), Conditional Use Permit (to allow hotel use in the CM zone district), Coastal Development Permit and Land Use Permit to allow for the demolition of an existing 893 square foot service station building and the construction of a new 44,994 square foot (gross), 4-story mixed-use building. The maximum height of the structure would be approximately 61 feet (for the elevator shaft). The building would include a total of approximately 22,618 gross square feet of new visitor/community serving commercial space divided into four ground floor commercial condominiums, a second floor hotel, and fourth floor rooftop general commercial uses (gym/café). The building would also include 25 for-sale residential units (including 5 affordable units) encompassing a total residential area of 22,376 gross square feet. 11 of the 25 residential units would be studio/1-bedroom units of approximately 500 square feet in size and therefore, affordable by design. The remaining 14 units would include one (1) 3-bedroom unit and thirteen (13) 2-bedroom units. A lot merger is included as part of the project to facilitate construction of the building across the two commonly owned parcels. The project also includes right-of-way encroachments along both Trigo Road and Embarcadero del Norte for bicycle parking, commercial door-swings, commercial outdoor seating and building canopies.

The residential units would be located on the 3rd and 4th floors and would range in size between 350 and 1,000 square feet. Five of the residential studio units would enter the County's Affordable Housing Program and be made available to residents meeting the County affordable housing requirements for low income residents (families earning less than 80% of the Area Median Income). The affordable units would be price and income-restricted for 30-years, consistent with the County's Housing Element and California Community Redevelopment Law.

The project would seek to obtain a LEED (Leadership in Energy and Environmental Design) rating upon build-out. This includes exceeding Title 24 requirements and innovative building and system designs, including the introduction of pervious paving materials to help reduce impacts to existing storm drain system.

Approximately 720 cubic yards of over-excavation and recompaction would be required to prepare the site for development. Construction and project access would be via Trigo Road and Embarcadero Del Norte. Eight (8) existing trees, located both on site and on the adjacent public right of way, would be removed to facilitate development. These trees would be replaced (subject to the final approved landscaping plan) with six (6) new street trees consistent with the overall Isla Vista streetscape enhancement project identified in the Isla Vista Master Plan. The project site would continue to be served by the Goleta Water District, the Goleta West Sanitary District and the Santa Barbara County Fire Department. The property is approximately 0.38 acres (16,520 square feet) and consists of 2 legal parcels, 075-173- 003 and 075-173-026.

Hotel Loop

Hotel Loop would be wholly located on the second floor of the mixed use building with the exception of the first floor entrance area. The hotel would comprise 23 guest rooms ranging in size between 330 and 500 square feet, a concierge/check-in desk and a lobby area. Guests would have access to the building's amenities including the first floor commercial spaces, the fourth floor gym/café uses and use of the building's car-sharing vehicles. Parking for hotel guests would be accommodated by a combination of temporary loading/unloading spaces along the street frontage and by valet service to offsite parking. The hotel would be

staffed by 3-5 employees (housekeeping, maintenance, concierge, valet parking and management) depending on daily needs.

Parking Program

The project would incorporate innovative strategies intended to decrease future occupant's reliance on autonomous vehicles and concomitant parking. Twenty-four (24) residential parking spaces would be provided on-site through a combination of at-grade spaces and a parking lift system. Three (3) new loading/unloading/temporary commercial spaces would be provided along the project street frontage within the Trigo right-of-way. Additionally, a car-sharing program consisting of two (2) car-sharing vehicles would be provided exclusively for use by building residents/hotel guests. As demonstrated in numerous studies, car sharing programs have proved to be effective strategies to reduce the need for autonomous vehicles. As part of a comprehensive and ongoing Parking Monitoring Program, a log used to keep records of the car-share program would be submitted to Planning and Development twice a year after occupancy clearance. Planning & Development would maintain the historical records which would be available for public review at any time. Additionally, P&D would present the report annually to the Planning Commission for review for no less than 5 years.

An additional twenty-seven (27) spaces would be available off-site in public and/or private parking lot(s) within 1,000 feet of the project site. These offsite parking spaces would be located either in a parking lot under private ownership or in a parking lot owned by (or to be acquired by) the Redevelopment Agency (RDA). The 27 spaces would be physically available prior to occupancy clearance. The RDA recently constructed a 45-space surface parking lot located nearby at 881 Embarcadero Del Mar and is in negotiations with property owner(s) to acquire additional lot(s) to be used for public parking in downtown Isla Vista.

In addition to providing physical parking spaces and a car-sharing program, the 25 residential units would be restricted to a total maximum ownership of twenty-four (24) vehicles corresponding to the 24 onsite parking spaces.

The project would also provide sixty (60) secured bicycle parking spaces for residential tenants and an additional twenty four (24) bicycle parking spaces in the public right-of-way to serve the public and employees of the commercial spaces.

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