



# COUNTY OF SANTA BARBARA

**REVISED (2/28/11)**

## **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: March 4, 2011  
9:00 A.M.**

**Revision: 09BAR-00000-00183 Biddlecome/Garrett Guesthouse and Wall located at 3333 Foothill Road in Carpinteria/Toro Canyon has been added to the agenda during the 9:30 a.m. hour.**

**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         | <b>Chair</b>               |
| Glen Morris    | Martha Gray         | <b>Vice Chair</b>          |
| Steve Willson  | Anita Hodoso-McFaul | <b>SBAR Secretary</b>      |
| Jeff Yardy     | Anne Almy           | <b>Supervising Planner</b> |
| 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 18, 2011 will be considered.
- IV. CONSENT AGENDA:** None.
- 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.**

**Toro Canyon/Summerland/Carpinteria Areas**

- 1. 10BAR-00000-00171                      MRE No. 2 & 3 LLC New Residence                      Summerland**  
10CDP-00000-00092 (Alex Tuttle, Planner)                      **Jurisdiction: Summerland**  
Request of John B. Kilbane, Archwest Developments, Inc., architect for the owner, Montecito Ranch Estates, No. 2 & 3 LLC, to consider Case No. 10BAR-00000-00171 for **Preliminary/Final review of construction of a new 7,195 square foot (gross) single-family residence with a 825 square foot basement, a 975 square foot attached garage, a 760 square foot guest house, a sunken tennis court, pool, spa, viewing deck, and associated landscaping and hardscape on Lot 2.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.03 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 11/19/10)
- 2. 09BAR-00000-00183                      Biddlecomb/Garrett Guesthouse/Wall                      Toro Canyon**  
10CUP-00000-00037 (J. Ritterbeck, Planner)                      **Jurisdiction: Toro**  
Request of Tracey Burnell, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **preliminary/final approval of an as-built pool cabana of approximately 650 square feet and retaining wall and for an as-built site wall and entry gate over 6 feet in height and located within the front setback.** The following structures currently exist on the parcel: residence of approximately 2,956 feet and a detached garage of approximately 1,034 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at **3333 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/04/09 & 11/05/10 & 11/19/10)

### Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **11BAR-00000-00016**                      **Rizzoli New Carport**                      **Mission Canyon**  
11LUP-00000-00045 (Kimberley McCarthy, Planner)                      **Jurisdiction: Mission**  
Request of Kurt Magness, architect for the owner, Anne Rizzoli, to consider Case No. 11BAR-00000-00016 for **conceptual review/preliminary approval of a new carport of approximately 441 square feet.** The following structures currently exist on the parcel: a house of approximately 240 square feet and second house of approximately 987 square feet. The proposed project will require approximately 15 cubic yards of cut and fill. The property is a .75 acre parcel zoned 20-R-1and shown as Assessor's Parcel Number 023-221-014, located at **2725 Foothill Road** in the Mission Canyon area, First Supervisorial District.

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

4. **11BAR-00000-00023**                      **Koonce Fire Replacement Residence**                      **Mission Canyon**  
09JES-00000-00023 (Kimberley McCarthy, Planner)                      **Jurisdiction: Mission**  
Request of Steve Hausz, architect for the owner, Dr. William Koonce, to consider Case No. 11BAR-00000-00023 for **conceptual review of a replacement residence of approximately 4,046 square feet.** The following structures currently exist on the parcel: none, residence destroyed in Jesusita Fire. The proposed project will require minimal cubic yards of cut and fill. The property is a 19.28 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-010, located at **2815 Holly Road** in the Mission Canyon area, First Supervisorial District.
5. **10BAR-00000-00139**                      **Gillio Residence Addition**                      **Hope Ranch**  
10MOD-00000-00002 (J. Ritterbeck, Planner)                      **Jurisdiction: Ridgeline - Urban**  
Request of Steve Hausz, architect for the owners, Ronald J. Gillio, to consider Case No. 10BAR-00000-00139 for **preliminary approval of a residence addition of approximately 80 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, detached garage of approximately 1,242 square feet and guesthouse of approximately 342 square feet. The proposed project will not require grading. The property is a 26,211 square foot parcel zoned EX-1 and shown as Assessor's Parcel Number 063-042-010, located at **910 Camino Medio** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/01/10)
6. **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 250 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 & 2/18/11)

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

**Isla Vista/Goleta**

7. **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) & 2/04/11)
8. **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 & 2/04/11)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Alex Tuttle, 884-6844

DATE: March 2, 2011

RE: 10BAR-00000-00171, MRE Lot 2 New Residence, 10CDP-00000-00092, 200  
Montecito Ranch lane, APN 005-210-062

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Preliminary review indicates that the project complies with the all zoning requirements for the RR-5 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan and Summerland Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Landscaping, extent of grading, and night lighting.

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**PROJECT DESCRIPTION:**

The proposed project is for a Coastal Development Permit to allow construction of a 7,195 square foot (gross) single-family residence with a 975 square foot attached garage, a 760 square foot guest house, a sunken tennis court, pool, spa, viewing deck, and associated landscaping and hardscape. Grading will include 2,148 cubic yards of cut and 2,040 cubic yards of fill, to be balanced on site. No trees are proposed for removal. The parcel will be served by the Montecito Water District, the Summerland Sanitary District, and the Carpinteria/Summerland Fire District. Access will be provided off of Montecito Ranch Lane and Villa Real. The property is a 5.03-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at 200 Montecito Ranch Lane in the Summerland 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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: March 4, 2011

RE: 09BAR-00000-00183; Biddlecome Entry Gates/Wall  
10CUP-00000-00037; APN 005-270-009

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Preliminary review indicates that the project complies with the all zoning requirements for the 10-R-1 zone district and is compatible with the requirements of Article II, Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, including the Coastal 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:

**PRELIMINARY / FINAL APPROVAL** by your board.

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**PLANNER COMMENTS**

Minor CUP was approved by the Zoning Administrator on February 28, 2011.

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**PROJECT DESCRIPTION:**

**The project is for a Minor Conditional Use Permit to legalize the as-built construction of a site wall and entry gate exceeding the exempt height of 6 feet when located within the front setback. Grading would be less than 50 cubic yards and no removal of trees is permitted as a part of this permit. The parcel would continue to be served by the Carpinteria-Summerland Water District, a private septic system and the Carpinteria-Summerland Fire Department. Access would continue to be provided off of Foothill Road. The property is a 1.0-acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at 3333 Foothill Road in the Carpinteria Area, 1<sup>st</sup> Supervisorial District.**

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

**Final approval of a Coastal Development Permit would be subject to P&D planner review.**

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: February 8, 2011

RE: 11BAR-00000-00016/11LUP-00000-00045

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Preliminary review indicates that the project complies with the all requirements of the 20-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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON: The project is subject to the Draft Mission Canyon Residential Design Guidelines.**

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a detached carport approximately 441 square feet in size with a maximum height of 12.5 feet. The carport will be located northwest of the existing primary dwelling. Approximately 15 cubic yards of fill is required to complete the project. The project will not require the removal of any native

**vegetation or trees. Access to the site will remain off an existing driveway via Foothill Road.**

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: 11LUP-00000-00045, case file  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: March 4, 2011

RE: Gillio SFD Addition and Side Setback Modification  
910 Camino Medio, Goleta/Hope Ranch  
Case Nos. 10LUP-00000-00383 & 10MOD-00000-00002, APN 063-042-010

Preliminary review indicates that the project complies with the all zoning requirements for the 1.5-EX-1 zone district and is compatible with the requirements of the County Land Use Development Code and the policies of the County Comprehensive Plan, including the Goleta Community Plan.

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**

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

**10LUP-00000-00383**

**The project is for a Land Use Permit to allow the construction of a 80 sq. ft. addition to the existing 4,929 sq. ft. single-family dwelling. No grading would be required and no trees would be removed as a part of this permit.**

**10MOD-00000-00002**

**The project is for a Modification to the required 18'-3" side setback reducing this setback by 3'-9" and resulting in a modified setback of 14'-6" from the northern property line to allow the construction of the 80 sq. ft. associated with case number 10LUP-00000-00383.**

**The parcel will be served by the La Cumbre Mutual Water District, private septic, and the Santa Barbara County Fire Department. Access would continue to be provided off of Camino Medio. The property is a 0.59-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-042-010, located at 910 Camino Medio in the Hope Ranch area of Goleta, Second Supervisorial District.**

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

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

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

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks, Planner *(Signature)*

DATE: February 28, 2011

RE: 10BAR-00000-00202, Feldwinn New SFD & Garage, 10LUP-00000-00493, 1454  
Tunnel Road, APN 023-021-016

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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:

FURTHER CONCEPTUAL/PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

APPROVAL by your board.

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PLEASE SPECIFICALLY COMMENT ON:

N/A

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PROJECT DESCRIPTION:

The proposed project is for construction of a new two-story single family dwelling of 2,573 square feet and detached garage of 594 square feet to replace the original two-story dwelling and garage destroyed by the Jesusita fire. The project includes new patio areas and

retaining walls with a maximum height of 4 feet. Grading of approximately 390 cubic yards fill is proposed (includes shrinkage and compaction). No trees are proposed for removal. The parcel will continue to be served by the City of Santa Barbara Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided off of Tunnel Road. The property is a 0.82-acre 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.

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: March 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

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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.

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**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.
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**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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