



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: April 1, 2011
9:00 A.M.**

Site Visit: 10BAR-00000-00168 Pevac New Residence and Pool Pavilion located at 4160 La Ladera Lane scheduled at 11:00 a.m.

NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

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 March 18, 2011 will be considered.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent 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-1 and shown as Assessor's Parcel Number 023-221-014, located at **2725 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 3/04/11 & 3/18/11)

C-2. 11BAR-00000-00022 Gill/Wilkinson Storage Structure Mission Canyon
11LUP-00000-00058 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Laura Wilkinson and Tim Gill, owners, to consider Case No. 11BAR-00000-00022 for **final on consent of storage structure of approximately 682 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,630 square feet and guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 7.33 acre parcel zoned RR10 & AG-I-40 and shown as Assessor's Parcel Numbers 023-350-026, located at **1234 Mission Canyon Place** in the Mission Canyon area, First Supervisorial District. (Continued from 3/18/11)

C-3. 11BAR-00000-00025 Saint Denis Residence Addition and Remodel Hope Ranch
11LUP-00000-00074 (Brian Banks, Planner) **Jurisdiction: Ridgeline**
Request of Tom Ochsner, architect for the owners, Gary and Joanie Saint Denis, to consider Case No. 11BAR-00000-00025 for **final approval on consent of a residence addition of approximately 325 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,891 square feet, detached three car garage of approximately 900 square feet and guest house of approximately 660 square feet. The proposed project will not require grading. The property is a 1.93 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-023-005, located at **4415 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/18/11)

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. 10BAR-00000-00004 Kaupas New Residence Goleta**
10LUP-00000-00127 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Jules and Marion Kaupas, owners, to consider Case No. 10BAR-00000-00004 for **preliminary/final approval of a new two-story residence of approximately 2,100 square feet and attached garage of approximately 480 square feet (and detached second residential unit of approximately 1,200 square feet not for SBAR review.)** No structures currently exist on the newly created vacant parcel. The proposed project will require approximately 107 cubic yards of cut and fill. The property is a .46 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-004, located at **4525 Auhay Drive** in the Goleta area, Second Supervisorial District. (Continued from 1/22/10 & 11/19/10)
- 2. 09BAR-00000-00030 Warfield New Residence and Garage Isla Vista**
09CDH-00000-00003 (Brian Banks, Planner) **Jurisdiction: Coastal**
Request of Jose L. Esparza, architect for the owner, Kenneth A. Warfield, to consider Case No. 09BAR-00000-00030 for **further preliminary/final approval of a new residence of approximately 1,075 square feet, basement of approximately 1,013 square feet and garage of approximately 571 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 137 cubic yards of fill. The property is a 7,364 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-009, located at **6822 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 3/13/09, 4/02/10 & 4/16/10 & 5/07/10)
- 3. 11BAR-00000-00001 Toor First and Second Story Residence Addition Goleta**
11LUP-00000-00040 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Edward V. Deras, agent for the owner, **Iqbal K. Toor**, to consider Case No. 11BAR-00000-00001 for **further conceptual/preliminary approval review of a first floor residence addition of approximately 387 square feet and second floor addition of approximately 1,215 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,373 square feet and garage of approximately 441 square feet. The proposed project will require approximately 13 cubic yards of cut and no fill. The property is a .19 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/21/11 & 3/18/11)
- 4. 10BAR-00000-00098 Bassage New Garage Santa Barbara**
11LUP-00000-00001 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Bill Jenkins, architect for the owner, James D. Bassage, to consider Case No. 10BAR-00000-00098 for **preliminary/final approval of a new garage of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,300 square feet, second residence of approximately 800 square feet, carport of approximately 400 square feet and parking pad (for proposed garage) of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned MTN 100 and shown as Assessor's Parcel Number 153-330-023, located at **2260 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10 & 3/18/11)

Mission Canyon/Santa Barbara/Hope Ranch Areas

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

Site Visit

5. **10BAR-00000-00168 Pevac New Residence and Pool Pavilion** **Hope Ranch**
11CDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Welton, agent for the owners, Damir and Anne Pevac, to consider Case No. 10BAR-00000-00168 for a **site visit of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/19/10)

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

6. **10BAR-00000-00096 Tchaghlassian Commercial Addition** **Santa Barbara**
10LUP-00000-00221 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial**
Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for **preliminary/final approval of a commercial addition of approximately 1,755 square feet (gross).** The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10, 9/03/10 & 11/05/10)
7. **10BAR-00000-00168 Pevac New Residence and Pool Pavilion** **Hope Ranch**
11CDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Welton, agent for the owners, Damir and Anne Pevac, to consider Case No. 10BAR-00000-00168 for **further conceptual review of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/19/10)

Toro Canyon/Summerland/Carpinteria Areas

8. **08BAR-00000-00160 Peeleman New Residence after Fire** **Carpinteria**
08CDP-00000-00134 (Nicole Leiu, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jason Grant, agent for the owners, Ron and Linda Peeleman, to consider Case No. 08BAR-00000-00160 for **further conceptual review of a new residence of approximately 3,353 square feet and detached garage of approximately 572 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and no fill. The property is a 2.8 acre parcel zoned 3-R-1 and shown as Assessor's Parcel Numbers 001-160-007, -008, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 8/22/08 and 10/17/08 & 12/04/09)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: March 30, 2011

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

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:

<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 project is subject to the Draft Mission Canyon Residential Design Guidelines.

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: Anne Almy

FROM: Brian Banks, Planner



DATE: March 21, 2011

RE: 11BAR-00000-00022, Gill/Wilkinson Accessory Storage Structure, 11LUP-00000-00058, 1234 Mission Canyon Rd., APN023-350-026 & 021-010-058

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, including the draft Mission 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 on CONSENT
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

N/A

PROJECT DESCRIPTION:

The proposed project is for construction of a new accessory storage structure of 682 square feet and a height of 19 feet, 6 inches. No plumbing within the structure is proposed. No grading or tree removal is proposed. Access will continue to be provided via a private driveway off Mission Canyon Road. The property is a 16.06 acre parcel zoned RR-10 and AG-1-40 and shown as Assessor's Parcel Number 023-350-026 & 021-010-058, addressed as 1234 Mission Canyon Road, 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 Hodoso, 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: March 21, 2011

RE: 11BAR-00000-00025, Saint Denis Addition, 11LUP-00000-00074, 4415 Via
Esperanza, APN 063-023-005

Preliminary review indicates that the project complies with the all requirements of the 2.5-EX-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

N/A

PROJECT DESCRIPTION:

The proposed project is for single story additions to the existing dwelling of 325 square feet, new clearstory cupola of 16 feet in height, new trellis connecting dwelling and existing detached playroom, and an interior remodel. The project also includes new flagstone hardscape areas, garden walls and driveway improvements. Less than 50 cubic yards of grading is proposed. No trees are proposed for removal. Services will continue to be provided by the La Cumbre Mutual Water District, a private septic system, and the County Fire District. Access will continue to be provided off of Via Esperanza. The property is a 1.78 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-023-005, located at 4415 Via Esperanza, 2nd 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.**

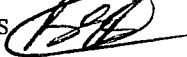
c: Case File (to Planner)
Anita Hodosy, P&D

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Final.docx

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: March 21, 2011

RE: 10BAR-00000-00004, Kaupas New SFD/Garage/DRSU, 10LUP-00000-00127,
4525 Auhay Drive, APN 061-181-027

Preliminary review indicates that the project complies with the all requirements of the 15-R-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 checked="" type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Landscape plan
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow the construction of a new single-family residence, detached residential second unit (DRSU) and a detached garage. The new residence would be 2,100 square feet in size and reach 24 feet in height, the DRSU would be 1,200 square feet in size and reach 13 feet in height, and the garage would be 480 square feet in size and reach 19 feet in height. Also proposed are a new driveway, new parking area for the DRSU, new landscaping and restoration of the riparian area associated with Atascadero creek. Grading will include approximately 107 cubic yards of cut and 107 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the La Cumbre Mutual Water District, the Goleta Sanitary District, and the County Fire District. Access will continue to be provided off of Auhay Drive. The property is a 0.46-acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-027, located behind 4525 Auhay Dr. in the Goleta Area, 2nd 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.**

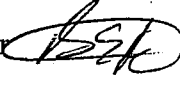
c: Case File (to Planner)
Anita Hodosy, P&D

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy, Supervising Planner

FROM: Brian Banks, Planner 

DATE: March 23, 2011

RE: 09BAR-00000-00030, Warfield New Single Family Residence, 09CDH-00000-00003, APN 075-182-009, 6822 Del Playa Drive

Preliminary review indicates that the project complies with all zoning requirements for the 10-R-1 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:

- PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project was approved by the Zoning Administrator on March 15, 2010. The project is now ready for preliminary and final approval by your board.

SBAR comments from the previous meeting on May 7, 2010:

- a. Board is split with half the board feeling that they can live with the project and half very uncomfortable with the project.
- b. Project design needs to be pushed either more consistently toward quirky and integrated or more consistently toward traditional craftsman. Right now, it is neither.

- c. Continued problems with the layout of dormer, stairs and entry as well as junction of garage and house roof. If door is to be placed at a 45 degree angle, do not try to make it look flat.
- d. Colors are unacceptable as proposed.
- e. Landscape plan is good. Though the proposed magnolias will take a lot more water than the proposed understory of drought tolerant plant materials.
- f. Return for further preliminary/final.

PROJECT DESCRIPTION:

The request is for a Coastal Development Permit with Hearing (CDPH) for the development of a new single-family residence and detached garage on a currently vacant parcel at 6822 Del Playa Drive. The residence would be approximately 2,243 square feet (gross) in size including a 1,095 square foot basement, and approximately 22 feet in height. The detached garage would be approximately 571 square feet (gross) in size and 17 feet in height. A covered porch would connect the two structures. Approximately 200 cubic yards of cut and 137 cubic yards of fill would be necessary to prepare the site for development. No trees or native vegetation would be removed as part of the project. The site would be served by the Goleta Water District, the Goleta West Sanitary District and the County Fire Department. Access would be taken directly from Del Playa Drive.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the 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.**

cc: 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:

RE:

Preliminary review indicates that the project will comply with the all zoning requirements for the MT-100 zone district and is compatible with the requirements of the County LUDC 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:

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

APPROVAL by your board.

PLANNER COMMENTS:

With adequate screening of the storage areas for the RVs, the applicant has satisfied all zoning requirements.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new 800 sq. ft. detached 4-car garage and to formalize the screened parking and accessory storage of two RVs onsite that are not to be used as habitable dwellings. No grading and no tree removal will be needed for the project. The parcel will be served by a private water well, private septic and the Santa Barbara County Fire Department. Access will continue to be provided off of San Marcos Pass (Hwy 154) . The property is a 41.5-acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-330-023, located at 2262 San Marcos Pass in the Goleta Community Plan Area, 2nd 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: Kimberley McCarthy, Planner

DATE: March 18, 2011

RE: 10BAR-00000-00096/10BAR-00000-00221, 4267 State Street, Tchaghlassian
Commercial Building

Preliminary review indicates that the project complies with the all requirements of the C-3 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
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for the demolition of unpermitted additions to the existing structure (approximately 1,280 square feet in size) as well as the demolition of approximately 624 square feet of the permitted commercial building. Approximately 2,379 square feet will be added to the structure. The remodeled commercial building will be approximately 4,248 square feet in

size. The modified structure will have a maximum height of 21 feet. The existing parking configuration will be altered to accommodate the addition and new landscape areas. Five parking spaces will be provided onsite. The project will not require grading or the removal of any native vegetation or trees. The parcel will continue to be served by the Goleta Water and Sanitary district. Access will continue to be provided off of State Street.

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: 10LUP-00000-00221, case file
Anita Hodosy, P&D