



# COUNTY OF SANTA BARBARA

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## 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: April 15, 2011  
9:00 A.M.**

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**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.**

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|----------------|---------------------|----------------------------|
| Jeremy Roberts | Will Rivera         | <b>Chair</b>               |
| Glen Morris    | Martha Gray         | <b>Vice Chair</b>          |
| Steve Willson  | Anita Hodosy-McFaul | <b>SBAR Secretary</b>      |
| Jeff Yardy     | Anne Almy           | <b>Supervising Planner</b> |
| Lane Goodkind  |                     |                            |

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- 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 April 1, 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. 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 **final approval on consent 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 & 4/01/11)

**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-00000-00032**  
**Rancho San Roque, Inc. As-Built Three Horse Barns Santa Barbara**  
11LUP-00000-00104 (Julie Harris, Planner) **Jurisdiction: Goleta**  
Request of Brent Daniels, agent for the owner, Rancho San Roque, Inc., to consider Case No. 11BAR-00000-00032 for **conceptual review of three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet**. The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel zoned AG-I-40 and 40-E-1, and shown as Assessor's Parcel Number 055-030-006, -069, -077, located at **3620 Mibek Road** in the Santa Barbara area, Second Supervisorial District.

2. **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 & 4/01/11)

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

3. **10BAR-00000-00196 Bartlett Residence Partial Demolition and Additions Santa Barbara**  
11LUP-00000-00053 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Preston Mann, agent for the owners, James and Karen Bartlett, to consider Case No. 10BAR-00000-00196 for **further conceptual review/preliminary approval of a partial residence demolition of approximately 118 square feet and additions to main level of approximately 1,005 square feet and additions to lower level of approximately 717.8 square feet.** The following structures currently exist on the parcel: a residence of approximately 4.60 square feet and garage of approximately 825 square feet. The proposed project will not require grading. The property is a .78 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-051, located at **938 Via Los Padres** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/07/11)

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

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 **further conceptual review/preliminary approval 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. (Continued from 3/4/11)

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

5. **10BAR-00000-00168 Pevec New Residence and Pool Pavilion Hope Ranch**  
1CDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Steve Welton, agent for the owners, Damir and Anne Pevec, to consider Case No. 10BAR-00000-00168 for **preliminary approval 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 & 4/01/11)

## **Toro Canyon/Summerland/Carpinteria Areas**

6. **11BAR-00000-00037 Furlotti Residence Addition and Remodel** **Carpinteria**  
(No Assigned Planner) **Jurisdiction: Coastal**  
Request of Steve Giannetti, architect for the owner, Alexander Furlotti, to consider Case No. 11BAR-00000-00037 for **conceptual review of a residence first floor addition of approximately 176 square feet with a demolition of approximately 39 square feet and second floor addition of approximately 582 square feet.** The following structures currently exist on the parcel: a two story residence of approximately a 4,483 square feet and a detached garage. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-005, located at **4237 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.
7. **11BAR-00000-00041** **Essex Property Trust Signage** **Isla Vista**  
10CUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**  
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust to consider Case No. 11BAR-00000-00041 for **conceptual review/preliminary of a monument sign of approximately 32.13 square feet.** The following structure currently exists on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **s775 Camino Del Sur** in the Isla Vista area, Third Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: April 11, 2011

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

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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.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**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 22.5 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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Julie Harris  
Development Review South

DATE: April 15, 2011

RE: 11BAR-00000-00032 Rancho San Roque As-Built Horse Barns/Stables  
11LUP-00000-00104 3620 Mibek Road, 055-030-066, -069, -077

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The project site is located in the AG-I-40 zone, in an unincorporated Urban Area.

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**

**Review** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The project involves the permitting of existing barns/stables that were constructed without the benefit of permits. There are three barns on site, a riding area, horse wash area and several small paddocks. One barn is an open air barn; the other two are enclosed.

A Land Use Permit, 04LUP-00000-00156, was approved on May 24, 2005 to develop the horse facility, including three barns, the riding arena and paddocks. A grading permit was obtained and the site graded and the riding arena and paddocks installed.

The approved project also received BAR review and approval (Case no. 04BAR-00000-00041). The three approved barns were all enclosed, and a landscape plan was also approved for the site.

No follow up building, plumbing, electrical or EHS permits were obtained prior to construction of the barns. The three barns were not constructed in compliance with the approved plans. The largest barn is no longer enclosed, and various uses (such as a half bath, tack room and office) have been relocated to different structures. The barns were constructed in slightly different locations.

The applicant has applied for a new Land Use Permit to permit the barns as built. Upon completion of the permitting of this project, the applicant intends to move forward with a request to add a watchman's trailer to the site.

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**PROJECT DESCRIPTION:**

**The proposed project is for three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet.** The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel zoned AG-I-40 and 40-E-1, and shown as Assessor's Parcel Number 055-030-006, -069, -077, located at **3620 Mibek Road** in the Santa Barbara 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 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: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks 

DATE: April 12, 2011

RE: 11BAR-00000-00001, Toor Addition, 11LUP-00000-00040, 4773 Avalon Ave,  
APN 065-223-013

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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 checked="" type="checkbox"/> | <b>FURTHER CONCEPTUAL/PRELIMINARY</b> |
| <input type="checkbox"/>            | <b>PRELIMINARY/FINAL</b>              |
| <input type="checkbox"/>            | <b>FINAL</b>                          |
| <input type="checkbox"/>            | <b>REVISED FINAL</b>                  |

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Landscaping and paving areas of front yard.
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**PROJECT DESCRIPTION:**

The proposed project is for additions of approximately 1,602 square feet to the existing single story residence. The project includes a covered porch of 186 square feet, first floor addition of 387 square feet, second floor addition of 1,215 square feet, second floor decks of 245 square feet, relocation of the garage door, reconfiguration of the existing driveway, and new landscaping. The project includes grading of approx. 13 cu. yards cut/0 cu. yards fill. No tree removal is proposed. The overall height of the structure shall be approximately 26 feet. Parking will be provided within the existing two car attached garage. Access will continue to be provided off of Avalon Avenue. The property is a 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-223-013, located at 4773 Avalon, 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

FROM: Kimberley McCarthy, Planner

DATE: April 11, 2011

RE: 10BAR-00000-00196/11LUP-00000-00053, 938 Via Los Padres, Bartlett Addition

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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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for an addition to the existing two-story single family dwelling. Approximately 887 square feet will be added to the main level of the structure and approximately 718 square feet will be added to the lower level. The dwelling will become approximately 6,211 square feet in size with an attached garage of approximately 825 square feet. The maximum height of the structure will be approximately 27.5 feet. The project will not require any grading or the removal of any native vegetation or trees. The

**property will continue to be served by the Goleta Water and Sanitary Districts. Access to the site will continue to be taken off an existing driveway from Via Los Padres.**

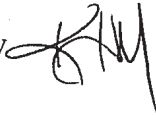
Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit 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  
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review, Anita Hodosy  
Attn: Anne Almy

FROM: Kimberley McCarthy 

DATE: April 5, 2011

RE: 11BAR-00000-00023/11LUP-00000-00127, Jesusita Fire - Koonce SFD Rebuild,  
2815 Holly Road, APN 023-320-010

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Preliminary review indicates that the project complies with the all requirements of the RR-5 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"/> | <b>FURTHER CONCEPTUAL/PRELIMINARY</b> |
| <input type="checkbox"/>            | <b>PRELIMINARY/FINAL</b>              |
| <input type="checkbox"/>            | <b>FINAL</b>                          |
| <input type="checkbox"/>            | <b>REVISED FINAL</b>                  |

**APPROVAL** by your board.

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

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a new single family dwelling to replace the dwelling destroyed in the Jesusita Fire. The two-story dwelling will be approximately 3,902 square feet in size (first floor  $\approx$  2,212, second floor  $\approx$  1,790) with an attached carport approximately 310 square feet in size. The maximum height of the structure will be 28 feet. Approximately 127 cubic yards of cut and fill are required to prepare the site. The project

**will not require the removal of any trees or native vegetation. Water service is provided by the City of Santa Barbara. An existing private septic system will serve the new dwelling. Access to the property will continue to be provided off an existing driveway via Holly 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: 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: April 15, 2011

RE: Pevec New SFD, 4160 La Ladera Road, Hope Ranch/Goleta  
11CDP-00000-00010 APN: 063-211-004

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 Coastal Zoning Ordinance (Article II) and the policies of the County Comprehensive Plan, including the Coastal Land Use Plan and 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  
 PRELIMINARY/FINAL  
 FINAL

**APPROVAL** by your board.

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**PLANNER COMMENTS**

The applicant has worked with P&D to address all planning and zoning concerns and issues and may proceed forward for BAR review/approval.

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**PROJECT DESCRIPTION:**

**The project is for a Coastal Development Permit to allow construction of a new 7,865 sq. ft. single family dwelling. Grading will include 4,600 cubic yards of cut and 3,900 cubic yards of fill. No trees are proposed for removal as a part of this project. The parcel will be served by the Goleta Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided off of La Ladera Road. The property is a 2.29-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-004, located at 4160 La Ladera Road in the Hope Ranch / Goleta Community Plan 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 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: J. Ritterbeck, Planner

DATE: April 15, 2011

RE: 11BAR-00000-00041 | 10CUP-00000-00012 – APN.: 075-010-009  
Essex Property Trust Entrance Sign: 775 Camino Del Sur

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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 Minor CUP will go to Zoning Administrator for review/approval. Please provide comments for inclusion within Staff Report.

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**PROJECT DESCRIPTION:**

**10CUP-00000-00012**

**The project is for a Minor Conditional Use Permit to allow construction of a informational sign less than 20 sq. ft. in area that will be displayed on a newly constructed monument measuring approximately 4'-9" tall and 5'-10" long and 1'-2" wide and located at the center of the lot along the eastern 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 Camino Del Sur. The property is a 3.0-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-009, located at 775 Camino Del Sur 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 Conditional Use Permit is subject to review/approval by the Zoning Administrator. Final approval of the follow-on Coastal Development Permit is subject to my review.**

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