



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND BROWN BAG LUNCH**

**Meeting Date: April 16, 2010  
9:00 A.M.**

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

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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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Martha Gray	Will Rivera	<b>Chair</b>
Glen Morris	Jeremy Roberts	<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.
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## **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 2, 2010 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.**

**Isla Vista/Goleta**

1. **08BAR-00000-00279**  
**St. George New Three-Story Multi-Family Apartment Buildings** **Isla Vista**  

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**08DVP-00000-00040** (Alex Tuttle, Planner) **Jurisdiction: DVP**  
Request of Shubin and Donaldson Architects, architect for the owner, Edward St. George, to consider Case No. 08BAR-00000-00279 for **final approval of 56 new one-, two-, and three bedroom units comprising five buildings surrounding a central courtyard, totaling approximately 52,500 square feet.** The following structures currently exist on the parcel: three one-story day care buildings of approximately 2,560 square feet, 850 square feet and 815 square feet. The proposed project will require approximately 665 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 2 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-101-022, located at **870 Camino del Sur** in the Isla Vista area, Third Supervisorial District. (Continued from 1/16/09, 1/30/09, 2/13/09, 3/27/09, 6/5/09, 2/05/10, 2/19/10, 3/5/10 & 3/19/10)
2. **Discussion** **Isla Vista Food Cooperative Project** **Isla Vista**  

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(James Heaton, Planner)  
Request of Santa Barbara County Redevelopment Agency, on behalf of Isla Vista Food Cooperative, architect Keith Rivera of ACME Architecture, **to brief the Board regarding design of façade improvement for the Isla Vista Food Cooperative. Improvements include paint, façade, signage, and an improved patio area.** The property is located at **6575 Seville Road** in the Isla Vista area, Third Supervisorial District.
3. **09BAR-00000-00030** **Warfield New Residence and Garage** **Isla Vista**  

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**09CDH-00000-00003** (Errin Briggs, Planner) **Jurisdiction: Coastal**  
Request of Jose L. Esparza, architect for the owner, Kenneth A. Warfield, to consider Case No. 09BAR-00000-00030 for **preliminary/final approval of a new residence of approximately 1,075 square feet, basement of approximately 1,013 square feet and garage of approximately 528 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 199.5 cubic yards of cut and approximately 137.2 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. **09BAR-00000-00213** **Adderton New Residence** **Isla Vista**  

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(No Assigned Planner) **Jurisdiction: Coastal**  
Request of Steve Willson, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **revised conceptual review of a new residence of approximately 2,176 square feet and an attached garage of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10)

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

5. **07BAR-00000-00271 Clearwire Wireless Communication Facility Santa Barbara**  
07CUP-00000-00077 (Megan Lowery, Planner) **Jurisdiction: Goleta**  
Request of Robert McCormick, agent for the owner, Clearwire Wireless, to consider Case No. 07BAR-00000-00271 for **further conceptual review of a wireless communications facility of approximately 50 square feet.** The following structures currently exist on the parcel: three wireless carriers on antenna mounts of approximately 15 feet in height, two carriers located on an existing 50 foot monopole. The proposed project will not require grading. The property is a 143.48 acre parcel zoned REC and shown as Assessor's Parcel Number 059-140-023, located at **4568 Calle Real** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)
6. **10BAR-00000-00055 AT&T Telecommunications Facility at Tuckers Grove Santa Barbara**  
09CUP-00000-00050 (Megan Lowery, Planner) **Jurisdiction: Goleta**  
Request of Tim Miller, Trillium Consulting, agent for the owner, County of Santa Barbara, to consider Case No. 10BAR-00000-00055 for **conceptual review of a new AT&T telecommunications facility of approximately 251 square feet.** The following structures currently exist on the parcel: a ranger's office of approximately 300 square feet, Verizon equipment shelter of approximately 250 square feet, Verizon wireless telecommunications facility mono pole of approximately 50 feet in height, and a Verizon telecommunication mono pole of approximately 50 feet in height. The proposed project will not require grading. The property is a 19.07 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4800 Cathedral Oaks Road** in the Santa Barbara area, Second Supervisorial District.

**The Representatives of the following items should be in attendance at this SBAR Meeting by 11:30 A. M.**

7. **10BAR-00000-00056 County of Santa Barbara Sherriff Administration Building Addition Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Joe Wilcox, architect for the owners, County of Santa Barbara, to consider Case No. 10BAR-00000-00056 for **conceptual review of an addition of approximately 9,000 square feet.** The following structures currently exist on the parcel: Sheriff's Administration Building of approximately 13,025 square feet. The proposed project will require approximately 600 cubic yards of cut and no fill. The property is a 61.86acre parcel zoned REC and shown as Assessor's Parcel Number 059-140-029, located at **4434 Calle Real** in the Santa Barbara area, Second Supervisorial District.

**12:00 P. M. to 1:30 P.M.**

**Brown Bag Lunch  
SBAR and Hope Ranch ABR**

*Public Welcome to Attend  
Bring your lunch and meet in the Planning Commission Hearing Room, Room #17*

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

8. **10BAR-00000-00042**  
**Erickson New Residence, Guest House & Agricultural Accessory Structure** **Goleta**  
10LUP-00000-00092 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of James Bell, architect for the owner, Shawn Erickson, to consider Case No. 10BAR-00000-00042 for **preliminary/final approval of a new residence of approximately 2,996 square feet, guest house of approximately 783 square feet and agricultural accessory structure of approximately 272 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 310 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 6.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-021, located at **0 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 3/19/10)
9. **10BAR-00000-00052** **Salentine New Residence** **Goleta**  
10LUP-00000-00118 (Errin Briggs, Planner) **Jurisdiction: Goleta**  
Request of Steve Bovee, agent for the owner, John Salentine, to consider Case No. 10BAR-00000-00052 for **conceptual review of a new residence of approximately 1,512 square feet, attached garage of approximately 1,049 square feet and new entry of approximately 24 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 5.0 acre parcel zoned RR5 and shown as Assessor's Parcel Number 077-030-025 located at **1225 Franklin Ranch Road** in the Goleta area, Second Supervisorial District.

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

10. **10BAR-00000-00053** **Cummings Patio Cover** **Hope Ranch**  
10CDH-00000-00005 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Urban**  
Request of Tom Ochsner, architect for the owners, Craig and Gayle Cummings, to consider Case No. 10BAR-00000-00053 for **conceptual review of a new patio cover of approximately 333 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,598 square feet. The proposed project will not require grading. The property is a .32 acre parcel zoned R-3 and shown as Assessor's Parcel Number 065-240-067, located at **4855 Vieja Drive** in the Hope Ranch area, Second Supervisorial District.

**The Representatives of the following items should be in attendance at this SBAR Meeting by 2:00 P. M.**

11. **07BAR-00000-00207** **Miller Single Family Dwelling Addition and Garage** **Hope Ranch**  
07LUP-00000-00546 (Nicole Mashore, Planner) **Jurisdiction: Goleta**  
07MOD-00000-00009  
Request of R.E. Johnson, architect for the owner, Gregg Miller, to consider Case No. 07BAR-00000-00207 for **final approval of an addition of approximately 1,455 to the existing residence and an addition of approximately 1,324 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 1,436 square feet with an attached garage of approximately 256 square feet. The proposed project will not require grading. The property is a 1.1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-021, located at **4300 Via Corona** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/05/07 & 8/14/09)
12. **10BAR-00000-00005**  
**Tobias Residence Demolition/Rebuild and Accessory Structure** **Hope Ranch**  
10CUP-00000-00006(J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Urban**  
10LUP-00000-00016

10MOD-00000-00001

Request of Peter Becker, architect for the owners, Andrew and Elisabeth Tobias, to consider Case No. 10BAR-00000-00005 for **further conceptual review/preliminary approval of a demolition of existing residence and rebuild for a residence of approximately 6,650 square feet, garage of approximately 1,376 square feet, guesthouse of approximately 488 square feet and hobby room of approximately 352 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,015 square feet, garage of approximately 667 square feet, second garage of approximately 587 square feet and planting shed of approximately 328 square feet – *all to be demolished.* The proposed project will require approximately 1,540 cubic yards of cut and fill. The property is a 2.19 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-192-017, located at **4050 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/22/10)

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

13. **09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool Summerland**  
09CDP-00000-00009 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**  
Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **final approval of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 square feet, garage of approximately 872 square feet, guesthouse of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 2/13/09 and Site Visit 3/13/09, 3/27/09 4/10/09, 4/24/09, 11/20/09 & 12/18/09)
14. **10BAR-00000-00006 Rosing and Largay Residence Addition Carpinteria**  
10CDH-00000-00001 (Nicole Mashore, Planner) **Jurisdiction: Coastal**  
Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Wayne Rosing and Dorothy Largay, to consider Case No. 010BAR-00000-00006 for **preliminary/final approval of residence addition of approximately 212 square feet and deck addition of approximately 105 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,857 square feet with attached garage of approximately 578 square feet and decks of approximately 1,309 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 004-098-005, located at **625 Sand Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 1/22/10)
15. **05BAR-00000-00282 Claus LLC Mixed-Use Toro Canyon**  
07TRM-00000-00002, 07DVP-00000-00002 (Nicole Mashore, Planner) **Jurisdiction: DVP**  
Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **final approval of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking.** The following structure currently exists on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002, 005-450-001 and 005-450-003 located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District. (Continued from 12/02/05, 5/19/06, 7/21/06, 11/16/07 & 6/20/08)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Alex Tuttle, 884-6844

DATE: April 13, 2010

RE: 08BAR-00000-00279, St. George Multi Unit Housing Project, 09CDP-00000-00039, 870 Camino Del Sur, Isla Vista, APN 075-101-027

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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 Article II Zoning Ordinance and the policies of the Coastal Land Use Plan, including the Goleta Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Building materials and colors, as well as the design of the streetscape (including street trees), exterior lighting, and design of the bicycle parking enclosures.

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**PROJECT DESCRIPTION:**

The proposed project is for development of 56 rental units made up of eighteen 550 s.f. one-bedroom, twenty six 950 s.f. two-bedroom, and twelve 1,050 s.f. three-bedroom units. These units would be divided amongst five buildings enclosing a central courtyard open space area. Total floor area for the five buildings would be 52,500 square feet. There are a number of building types, including at-grade three-bedroom units with two-bedroom townhouse style units above; and three stories of stacked one-bedroom flats. All at-grade units would be ADA adaptable. A 1,200 square foot meeting room is to be provided for the use of the adjacent Korean United Methodist Church. The maximum height of new development would be 32 feet. The proposed parking includes 146 spaces, 20 of which would be designated for conjunctive use by the Korean United Methodist Church, as allowed for under the State Bonus Density Program. The applicant would provide four short-term rental cars as part of a car-sharing program for project residents. Proposed grading includes 665 cubic yards of cut and 1,300 cubic yards of fill. The existing development on the site is to be demolished to accommodate proposed development. Ten units (calculated as 25% of base density) shall be designated as affordable at 60% Area Median Income (AMI). All affordable units are to be one-bedroom. The applicant is requesting a modification to the development standards for bicycle storage to reduce the number of required enclosed bicycle parking spaces to 50 spaces, for a total of 212 enclosed and unenclosed spaces. As allowed for under the State Density Bonus Program and consistent with Article II zoning, the project applicant is requesting the following two development incentives: increase in unit and bedroom density up to 40 % and 50%, respectively, and modifications to front and side building setbacks (down to 35 feet in the front setback and five feet in the side setbacks) to accommodate the proposed development. Upon approval of the project, the applicant is to undergo a voluntary merger of the three legal parcels over which the project lies.

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 issuance of the Coastal Development Permit is subject to my review.**

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

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

**FROM:** Errin Briggs, Planner

**DATE:** April 16, 2010

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

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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:

- |                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | <b>PRELIMINARY</b>       |
| <input checked="" 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 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 March 13, 2009:

- a. **Modest house. Style is appropriate to size. Nice architecture. Detailing is appropriate.**
- b. **House is sitting a little high on the lot but acceptable given storage requirements.**

- c. Consider aligning dormer and stairs at south elevation; stairs are too tight to the front door, shifting them will give more room to the door. Also consider angling door more to deck.
  - d. Consider trimming overhangs on dormer.
  - e. Solar panels are great but resultant roof form is awkward. Consider putting solar on the west side of the roof and angle toward the south or consider a flat roof on the garage with the panels mounted on top.
  - f. Lots of asphalt; consider a ribbon driveway or permeable paving materials.
  - g. Return with a landscape plan.
  - h. Investigate "silent server" instead of "dumb waiter"; check ventilation requirements for basement.
  1. With minor comments, project is ready for preliminary. Return for preliminary/final following ZA action.
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### **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: Anne Almy

FROM: Nicole Mashore

DATE: April 16, 2010

RE: 07BAR-00000-00207, Miller Garage and Residential Addition  
07LUP-00000-00546, 07MOD-00000-00009, 4300 Via Corona, APN 061-301-021

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Preliminary review indicates that the project complies with the all requirements of the 1.5-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.

This project may proceed for:

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

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

**The Land Use Permit to allow construction of a residential addition of approximately 1,578 square feet, garage addition of approximately 1,236 square feet, 40 foot long underground tunnel with attached 460 square foot storage area, and grading of 400 cubic yards of cut and 12 cubic yards of fill**

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: J. Ritterbeck, Planner

DATE: April 16, 2010

RE: 09BAR-00000-00017, Czyzyk New Residence, Garage, Cabana & Pool, 09CDP-00000-00009  
2325 Ortega Ranch Road, Summerland: APN 005-580-006

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Preliminary review indicates that the project complies with the all zoning requirements for the 7-R-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive 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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**PLEASE SPECIFICALLY COMMENT ON:**

➤ Agent has worked with P&D to address all planning and zoning concerns.

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a new residence of approximately 6,569 square feet with an attached 2-car garage, a basement of approximately 985 square feet and an attached 190 square foot cabaña at the basement level, a new detached 2-car garage of approximately 460 square feet and a new swimming pool and spa. The proposed project will require approximately 2,436 cubic yards of cut and 2,348 cubic yards of fill. The property is a 5.12-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at 2325 Ortega Ranch Road, in the Summerland 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 the Coastal Development Permit is subject to my review.**

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Nicole Mashore, Planner

DATE: April 16, 2010

RE: Case No. 10BAR-00000-00006, 10CDH-00000-00001  
Rosing and Largay Residence Addition  
APN: 004-098-005, 625 Sand Point Road

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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 the Article II Zoning Ordinance, subject to certain conditions.

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.

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**PROJECT DESCRIPTION:**

**The proposed project is for a Coastal Development Permit to allow a 212 square foot dining room addition, 105 square foot deck addition, demolition of 25 square feet of roof area and the addition of photovoltaic panels on the roof of the dining room addition. The project would require no grading or vegetation removal.**

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

project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Nicole Mashore

DATE: April 16, 2010

RE: BAR No. 05BAR-00000-00282, Claus Properties Mixed Use Development  
Case No: 08CDP-00000-000048, 7TRM-00000-00002,  
07DVP-00000-00015  
3717 Santa Claus Lane, APNs: 005-450-001, 005-450-002, 005-450-003

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Preliminary review indicates that the project complies with the all zoning requirements for the C-1 zone and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Toro Canyon Plan, subject to certain conditions.

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

The project is for demolition of 2,042 square feet of commercial structures, construction of three mixed-use commercial and residential buildings of approximately 25 feet in height, including 745 square foot Commercial Unit #1A, 599 square foot Commercial Unit #1B, 959 square foot Commercial Unit #2A, 1,037 square foot Commercial Unit #3A, 1,535 square foot Residential Unit #1C, 1,302 square foot Residential Unit #2B, and 1,148 square foot Residential Unit #3B (for a total of 3,340 square feet of interior commercial

development and 3,985 of interior residential development); setback modification to allow encroachment of 15 feet into the front yard setback from the road centerline and 15 feet into the front yard setback from the right-of-way to accommodate approximately 900 square feet of parking area (5 spaces); setback modification to allow encroachment of 10 feet into the side yard setback to accommodate approximately 300 square feet of required loading zone area; Voluntary Lot Merger of three existing parcels, and completion of a Tract Map to create seven condominium lots including four commercial lots and three residential lots. Seven commercial parking spaces (2 covered, 5 uncovered), and six residential parking spaces (5 covered, 1 uncovered), are proposed. No more than 5 employees would be employed at each of the proposed commercial units. The project site would be landscaped including a new sidewalk and landscaping partially within the Santa Claus Lane road right-of-way. Grading would include approximately five cubic yards of cut and 1,200 cubic yards of fill. Two juniper bushes with five inch diameter main stems would be removed. Low-wattage hooded lighting, including wall lights and path lights, is proposed.

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