



COUNTY OF SANTA BARBARA

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: May 6, 2011
9:00 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 April 15, 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 & 4/15/11)
- 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-00000-00047 Gelb Residence Change of Use/Addition Isla Vista**
11CDH-00000-00016 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista**
Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 11BAR-00000-00047 for **conceptual review of a change of use, remodel and addition of approximately 1,604 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,545 square feet. The proposed project will not require grading. The property is a 5,623 square foot parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-030, located at **6709 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.
- 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 **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 & 4/01/11)

3. **08BAR-00000-00276** **Turnpike Shopping Center Roofing and New Façade** **Santa Barbara**
09SCD-00000-00014 / 09LUP-00000-00221 / 11RVP-00000-00019 (Julie Harris, Planner)
Jurisdiction: Commercial

Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **revised final approval of exterior remodel with new roof material, new plaster color, entrance structure enhancements and new landscaping.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09 & 7/10/09 & 7/24/09)

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

4. **11BAR-00000-00044** **Ayling Residence Addition** **Santa Barbara**
11LUP-00000-0012 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Tom Jacobs, Ensberg Jacobs Design, architect for the owners, Rich and Sue Ayling, to consider Case No. 11BAR-00000-00044 for **conceptual review/preliminary/final approval of residence addition of approximately 84 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,265 square feet with attached garage of approximately 402 square feet. The proposed project will not require grading. The property is a 10,018 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-261-016, located at **5008 La Ramada Drive** in the Santa Barbara area, Second Supervisorial District.

5. **11BAR-00000-00001** **Toor First and Second Story Residence Addition** **Santa Barbara**
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 **final 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 & 4/15/11)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **10BAR-00000-00204** **Grimes Demolition/New Residence** **Hope Ranch**
10MOD-00000-00003 **Jurisdiction: Ridgeline/Modification – Urban/Coastal**
10CDP-00000-00104 (Allen Bell, Planner)

Request of Peter Becker, architect for the owners, Brett and Marisa Grimes, to consider Case No. 10BAR-00000-00204 for **preliminary approval of demolition of an existing residence and accessory structures and construction of a new three level residence of approximately 4,049 square feet, attached garage of approximately 870 square feet, covered patios of approximately 435 square feet, uncovered balconies of 690 square feet, open and uncovered patio of approximately 1,060 square feet, pergola with outdoor fire place of approximately 280 square feet, spa of approximately 64 square feet, driveway of approximately 5,960 square feet, and retaining walls of approximately 350 linear feet. (Statistics are net square feet.)** The project also includes a proposed modification to reduce the required front setback from 75 feet to approximately 62 feet for a portion of the residence and approximately 48 feet for all of the pergola and spa. The following structures exist on the parcel and will be

demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 600 cubic yards of cut, 950 cubic yards of fill and 350 cubic yards of import. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at **4015 Corta Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/21/11, 2/4/11 & 2/18/11)

7. **11BAR-00000-00045** **Smyth As-Built Retaining Wall** **Mission Canyon**
10CUP-00000-00029 (J. Ritterbeck, Planner) **Jurisdiction: Mission**
Request of Jay Higgins, agent, Steven Olander, architect for the owner, Patrick Smyth, to consider Case No. 11BAR-00000-00045 for **conceptual review of an as built retaining wall of approximately 150 square feet**. The following structure currently exists on the parcel: a residence of approximately 2,400 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 26 cubic yards of fill. The property is a 8,601 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-130-036 located at **721 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

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

8. **11BAR-00000-00050** **Moritz Two-Story Cabana, Deck and Roof** **Mission Canyon**
11LUP-00000-00131 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Paul Henderson, architect for the owner, Rita Moritz, to consider Case No. 11BAR-00000-00050 for **conceptual review of a two story cabana of approximately 509 square feet (first floor: 307square feet and second floor: 202 square feet), deck of approximately 531 square feet and roofing**. The following structures currently exist on the parcel: a two story residence of approximately 3,508 square feet, attached garage of approximately 420 square feet, a deck of approximately 509 square feet and pool. The proposed project will not require grading. The property is a 2.16 acre parcel zoned E-3/SD-2 and shown as Assessor's Parcel Number 023-320-011, located at **2911 Holly Road** in the Mission Canyon area, First Supervisorial District.
9. **11BAR-00000-00056** **Bertelsen Accessory Structure** **Mission Canyon**
(No Assigned Planner) **Jurisdiction: Mission**
Request of Ernie Knapp and Bob Easton, architects for the owner, Nancy Bertelsen, to consider Case No. 11BAR-00000-00056 for **conceptual review of an accessory structure of approximately 872 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,050 square feet and a barn of approximately 588 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 1.5 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-222-019, located at **762 Mission Park Drive** in the Mission Canyon area, First Supervisorial District.

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

Toro Canyon/Summerland/Carpinteria Areas

10. **11BAR-00000-00043** **Calderon Accessory Structure** **Carpinteria/Toro Canyon**
11CDP-00000-00021 (Megan Lowery, Planner) **Jurisdiction: Toro**
Request of Tom Jacobs, architect for the owners, Ricardo and Dinah Calderon, to consider Case No. 11BAR-00000-00043 for **conceptual review/preliminary approval of an accessory structure of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,842 square feet, attached garage of approximately 808 square feet and pergola of approximately 98 square feet. The proposed project will not require grading. The property is a .59 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-010, located at **1765 Ocean Oaks Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

- 11. 11BAR-00000-00055 Anderson Residence Remodel Alteration Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of James Zimmerman, architect for the owners, Josh and Bethany Anderson, to consider Case No. 11BAR-00000-00055 for **conceptual review of a residence remodel/alteration of approximately 2,961 square feet**. The following structures currently exist on the parcel: a residence with a first floor of approximately 1,827 square feet, a second floor of approximately 1,134 square feet, attached garage of approximately 672 square feet and deck of approximately 925 square feet. The proposed project will not require grading. The property is a 3.49 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-048, located at **3060 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.
- 12. 11BAR-00000-00053 Nguyen New Residence Summerland**
11CDP-00000-00008 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 11BAR-00000-00053 (formerly 06BAR-00000-00176) for **conceptual review/preliminary/final approval of a new residence of approximately 2,141 square feet with a basement of approximately 491 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 7,500 square foot parcel zoned R-3 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District.
(Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, 9/7/07, 9/21/07, 11/02/07, 12/14/07, 3/14/08, 3/28/08 & 4/11/08)
- 13. 11BAR-00000-00052 Verano Del Mar LLC Addition Summerland**
(No Assigned Planner) **Jurisdiction: Summerland**
Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar LLC, to consider Case No. 11BAR-00000-00052 for **conceptual review of as-built addition of approximately 356 square feet, tenant improvement of approximately 6,234 square feet, addition of an elevator of approximately 100 square feet with associated stairs, decks of approximately 487 square feet, new trash enclosure and revising of existing parking**. The following structures currently exist on the parcel: a two story building with basement of approximately 6,234 square feet, water tower of approximately 75 square feet and barn/garage of approximately 330 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: May 3, 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 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, Supervising Planner

FROM: Brian Banks, Planner 

DATE: April 29, 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.

Note: Per previous SBAR comments, the understory/basement was lowered by approximately 2 feet, resulting in an overall height of the dwelling of approximately 20 feet.

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 20 feet in height. The detached garage would be approximately 571 square feet (gross) in size and 16 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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Julie Harris
Planner III 

DATE: May 6, 2011

RE: 08BAR-00000-00276, Turnpike Shopping Center Roofing and New Façade, Case No. 11RVP-00000-00019 (revising 09SCD-00000-00014 and 09LUP-00000-00221); 149-199 S. Turnpike Road and 4850-4898 Hollister Avenue; APNs 065-040-035, -037, -038, -042

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project was originally approved by the SBAR on July 24, 2009. Since approval the project has been redesigned, reducing the overall scope of the changes to the façade. The changes include elimination of columns and reduced overall area (footprint) of the proposed roof structures at the anchor stores' entrances, elimination of the sidewalk extension in front of the stores, and revised the tree wells to be located within the drive aisles adjacent to the sidewalk

with new drive aisle striping. No changes have been proposed to the proposed colors and materials for the new roofing and façade.

PROJECT DESCRIPTION:

The proposed project is for revised final approval of exterior remodel with new roof material, new plaster color, entrance structure enhancements and new landscaping. The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at 149-199 S. Turnpike Road and 4850-4898 Hollister Avenue 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, Planner 

DATE: April 29, 2011

RE: 11BAR-00000-00044, Ayling Addition, 11LUP-00000-00124, 5008 La Ramada
Dr., APN 067-261-016

Preliminary review indicates that the project complies with the all requirements of the 10-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:

~~CONCEPTUAL/PRELIMINARY/FINAL~~

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for single story bedroom and bath additions of 84 square feet, interior remodel, window/door changes and new gas fireplace. No grading or tree removal is proposed. Access will continue to be provided via La Ramada Drive. The property is a 0.23 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-261-016, addressed as 5008 La Ramada Drive, 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: May 3, 2011

RE: 11BAR-00000-00050/11LUP-00000-00131, 2911 Holly Road, Moritz Accessory Structure

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:

CONCPETUAL
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The accessory structure is located immediately adjacent to the required 10 foot setback, please comment on the potential visual impacts given the structure's proposed location and height.

PROJECT DESCRIPTION:

The proposed project is for two story accessory structure. The first floor of the structure will contain a pool cabana approximately 307 square feet (gross). The second floor will contain a sauna and open room approximately 202 square feet (gross) in size. The structure

will have a deck area of approximately 509 square feet. The maximum height of the structure will be approximately 20.5 feet. The project will not require any grading or the removal of any native vegetation or trees. Access to the site will remain off an existing driveway via Holly Road. Water services will continue to be provided by the City of Santa Barbara and sanitary services by an existing septic system.

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

c: Case File
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Megan Lowery, Planner

DATE: May 6, 2011

RE: 11BAR-00000-00043, Calderon Accessory Structure, 11CDP-00000-00021
1765 Ocean Oaks Road, Carpinteria; APN 005-320-010

Preliminary review indicates that the project complies with the all zoning requirements for the 20-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 Toro Canyon 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 checked="" type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for a detached accessory structure, to be used as a workshop, approximately 800 square feet in size with a maximum height of 12 feet. The colors, materials and design of the accessory structure are proposed to match the existing residence.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice

will then be returned to your Board. Additional conditions may be applied to the project at the Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review

FROM: J. Ritterbeck, Planner

DATE: May 6, 2011

RE: Nguyen New SFD, Garage, and Grading; 180 Valencia Road, Summerland;
Case Nos.: 11CDP-00000-00008, 11BAR-00000-00053; APN: 005-152-062

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:

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

PLEASE SPECIFICALLY COMMENT ON:

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

PROJECT DESCRIPTION:

This CDP allows the construction of a new residence of approximately 2,141 square feet, basement of approximately 491 square feet, and garage of approximately 496 square feet, and patios/decking totaling approximately 750 square feet. No structures currently exist on the parcel. The proposed project would require approximately 469 cubic yards of cut and approximately 355 cubic yards of fill. Access would be constructed and taken from the undeveloped Emerson Road County R.O.W. only as permitted by the Public Works Department. The required two parking spaces would be provided on-site in the attached garage. No conversion of the garage space to habitable space is permitted. Public Services would be provided by the Summerland Sanitary District, the Carpinteria-Summerland Fire Protection District, and the Montecito Water District. No native vegetation or tree removal is permitted as a part of this project. The property is a 0.17-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-062, located at 180 Valencia Road in the Summerland Community Plan area, First Supervisorial District.

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

Final approval of the Coastal Development Permit is subject to P&D staff review.

c: Case File (to Planner)
Anita Hodosy
Anne Almy, Supervising Planer
Richele Mailand

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: South Board of Architectural Review
Attn: Anne Almy

FROM: Allen Bell, Senior Planner
Development Review Division

DATE: May 6, 2011

RE: Grimes Demolition, New Single-Family Dwelling, and Modification
BAR Case Number: 10BAR-00000-00204
Associated Case Numbers: 10CDP-00000-00104 and 10MOD-00000-00003
Project Address: 4015 Corta Road, Hope Ranch Area
Assessor's Parcel Number: 063-212-015

The applicants have requested a Coastal Development Permit to demolish an existing residence and construct a new residence, driveway and accessory structures. They have also requested a Modification to reduce the front setback from 75 feet to 62 feet for the proposed residence and 46 feet for the proposed pergola and fire place. Staff is processing both requests concurrently.

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

This project may proceed for:

CONCEPTUAL
 PRELIMINARY
 FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Several changes have occurred since SBAR's last review on February 18, 2011, including (1) most ridge heights were lowered, (2) a preliminary landscape was submitted, and (3) a pergola, fire place and spa were added immediately west of the residence.

Modification of Front Setback

Section 35-179.6 (*Findings Required for Approval*) of the Coastal Zoning Ordinance states that the proposed modification of the front setback can only be approved if BAR finds that the ". . . Modification is minor in nature and will result in a better site or architectural design . . ."

On February 18, 2011, SBAR found that the front setback could be reduced from 75 feet to 62 feet for the residence based on good design. The applicant is now requesting to reduce a portion of the front setback to 46 feet for the pergola and fireplace. Please determine whether your board can support a further reduction of the front setback. Alternatively, the pergola and fireplace could be re-oriented so they are parallel rather than perpendicular to the west elevation of the residence. This change would allow the pergola and fireplace to meet the same reduced front setback as the residence (i.e., 62 feet). However, it may also require additional grading.

PROJECT DESCRIPTION:

The proposed project is for demolition of an existing residence and accessory structures and construction of a new three level residence of approximately 4,049 square feet, attached garage of approximately 870 square feet, covered patios of approximately 435 square feet, uncovered balconies of 690 square feet, open and uncovered patio of approximately 1,060 square feet, pergola with outdoor fire place of approximately 280 square feet, spa of approximately 64 square feet, driveway of approximately 5,960 square feet, and retaining walls of approximately 350 linear feet. (Statistics are net square feet.) The project also includes a proposed modification to reduce the front setback from 75 feet to 62 feet for a portion of the residence and 46 feet for the pergola, fireplace and spa. The following structures exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 600 cubic yards of cut, 950 cubic yards of fill and 350 cubic yards of import. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at 4015 Corta Road in the Hope Ranch area, Second Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Modification/Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **The Modification and Coastal Development Permit are subject to approval of the Zoning Administrator.**

cc Case File (Allen Bell, Senior Planner)
Anita Hodosy-McFaul, Administration Division, P&D
Tom Henson, Architect (34 W. Mission Street, Santa Barbara, CA 93101)