



COUNTY OF SANTA BARBARA

REVISED (5/16/11) SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: May 20, 2011
9:00 A.M.**

Revision: 10BAR-00000-00196 Bartlett Residence Partial Demolition and Additions located at 938 Via Los Padres for final approval was added to the agenda.

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 May 6, 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 & 5/06/11)
- C-2. **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 **final on consent 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. (Continued from 5/6/11)
- 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-00000-00006**
Doussineau Partial Garage Conversion, Carport, Cabana, Pool **Santa Barbara**
11LUP-0000-00019 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Dawn Sherry, architect for the owner, Romain Doussineau, to consider Case No. 11BAR-00000-00006 for **final approval of a partial garage conversion to habitable space of approximately 438 square feet, new carport of approximately 518 square feet, a new cabana of approximately 240 square feet and a pool.** The following structures currently exist on the parcel: a residence of approximately 4,275 square feet, and three-car-garage of approximately 766 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .7 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 153-233-005, located at **4564 Via Maria** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/18/11 & 3/18/11)
- 2. 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 **final 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)
- 3. 11BAR-00000-00040 AT&T Facility at Extended Stay America Hotel Santa Barbara**
10CUP-00000-00013 (Megan Lowery, Planner) **Jurisdiction: Goleta**
Request of Tricia Knight, agent, and Omni Design Group, architect for the applicant, AT&T, to consider Case No. 11BAR-00000-00040 for **conceptual review of a telecommunications facility of approximately 464 square feet.** The following structure currently exists on the parcel: 45,560 square foot hotel structure and a 65,418 square foot parking area. The proposed project will not require grading. The property is a 2.85 acre parcel zoned C-1 and shown as Assessor's Parcel Number 067-230-043, located at **4870 Calle Real** in the Santa Barbara area, Second Supervisorial District.

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

- 4. 11BAR-00000-00048** **Azizi Garage Conversion** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Diana Costea, agent for the owner, Masood Azizi, to consider Case No. 11BAR-00000-00048 for **conceptual review of a garage conversion into a bedroom of approximately 425 square feet and full bath of approximately 49 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,295 square feet. The proposed project will not require grading. The property is a 6,970 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-433-002, located at **571 Via El Cuadro** in the Santa Barbara area, Second Supervisorial District.

5. **11BAR-00000-00028 Buie Residence Addition/Remodel Santa Barbara**
11LUP-00000-00141 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Dan Weber, architect for the owners, Rich and Jody Buie, to consider Case No. 11BAR-00000-00028 for **preliminary/final approval of a residence addition/remodel of approximately 800 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,734 square feet. The proposed project will not require grading. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-030-028, located at **1165 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/18/11)
6. **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 & 5/06/11)

Mission Canyon/Santa Barbara/Hope Ranch Areas

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 **preliminary/final approval 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. (Continued from 5/06/11)

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 **further 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. (Continued from 5/06/11)

9. **11BAR-00000-00063 Rubin Residence Additions Hope Ranch**
11MOD-00000-00002 / 11CDH-00000-00015 (Brian Banks, Planner) **Jurisdiction: Coastal**
Request of Wade Davis Design, architect for the owners, Stuart and Annette Rubin, to consider Case No. 11BAR-00000-00063 for **conceptual review of a residence addition of 636 square feet, new basement of approximately 2,445 square feet and new guest house of approximately 800 square feet. The project requires a Modification to allow an encroachment into the side setback of approximately 4 feet.** The following structures currently exist on the parcel: a residence of approximately 4,882 square feet and attached garage of approximately 857 square feet. The proposed project will require approximately 450 cubic yards of cut. The property is a 1.7 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-006, located at **4347 Marina Drive** in the Hope Ranch area, Second Supervisorial District.
10. **11BAR-00000-00066 French New Residence (Fire Rebuild) Mission Canyon**
11LUP-00000-00151 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Sophie Calvin, agent for the owner, Barbara French, to consider Case No. 11BAR-00000-00066 for **conceptual review of a new residence (fire re-build) of approximately 2,288 square feet.** The following structure currently existed on the parcel prior to fire: a residence of approximately 1,280 square feet. The proposed project will require approximately 315 cubic yards of cut and approximately 252 cubic yards of fill. The property is a 2.18 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-027, located at **2634 Tunnel Ridge Road** in the Mission Canyon 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 17, 2011

RE: 10BAR-00000-00096/10LUP-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

FROM: Megan Lowery, Planner

DATE: May 20, 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 type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input checked="" 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
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: May 17, 2011

RE: 11BAR-00000-00006/11LUP-00000-00019, 4564 Via Maria, APN 153-233-005

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:

CONCPETUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project is subject to the Eastern Goleta Residential Design Guidelines

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow the conversion of approximately 438 square feet (net) of the existing 766 square foot (net) attached garage to living space, the construction of a detached carport approximately 466 square feet in size (net), a pool, a unenclosed pool pavilion/outdoor dining area approximately 209 square feet in size (net) and a detached trellis approximately 120 square feet in size. The height of residence will not be affected by the proposed garage conversion. The maximum height of the carport and pavilion structures

will be 12 feet. The trellis will have a maximum height of 10 feet. Construction activities also include some minor interior alterations which are exempt from zoning permit requirements. The property will continue to be served by the Goleta Water and Sanitary districts. Access to the site will remain from an existing driveway off Via Maria. The existing driveway will be extended to access the new carport. Grading will be less than 50 cubic yards cut and fill. The project will not require the removal of any native vegetation or trees.

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: Kimberley McCarthy, case file
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: May 17, 2011

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

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

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
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: May 17, 2011

RE: 11BAR-00000-00028/11LUP-00000-00141, 1165 San Antonio Creek Road, Buie
Addition & Accessory Structures

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for additions to the existing single family dwelling totaling approximately 1,746 square feet (net), construction of a guest house approximately 695 square feet (net) in size and a chicken coop/shed structure approximately 128 square feet in size. The additions to the residence will create a new entry, enlarge the existing living room and two bedrooms. The maximum height of the one-story dwelling will be 16 feet. The

guest house will be located in the northwest corner (back) of the lot. The height of the guest house will be approximately 14 feet six inches feet. A roof deck, accessed by an exterior stairway will be located on the guesthouse. The chicken coop/shed structure will be approximately 11 feet in height and located in the northeast corner of the lot.

Construction activities include an interior remodel of the residence, installation of a spa located northwest of the dwelling, an outdoor barbeque and wetbar area, a gas fire pit as well as landscape and hardscape improvements (including a new circular driveway). With the exception of the barbeque/wetbar, these activities/structures are exempt from zoning permit requirements.

The project does not require the removal of any native vegetation or trees. Approximately 25 cubic yards of cut and 25 cubic yards of fill are required to prepare the site. The property will continue to be served by the Goleta Water & Sanitary districts. Access will remain via San Antonio Creek 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: Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks

DATE: May 13, 2011

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

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

PROJECT DESCRIPTION:

The proposed project is for additions of approximately 1,688 square feet to the existing single story residence. The project includes a covered porch of 186 square feet, first floor additions of 473 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: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: May 20, 2011

RE: Smyth Retaining Walls - 10CUP-00000-00029; 921 Cheltenham Road

Preliminary review indicates that the project would comply with the all zoning requirements for the 7-R-1 zone district with the approval of the Minor CUP and could be found compatible with the policies of the County Comprehensive Plan, including the Mission Canyon 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:

CONCEPTUAL REVIEW ONLY

PLANNER COMMENTS

- Project will require review and approval of a Minor Conditional Use Permit before the County Zoning Administrator.
- Please make appropriate comments to include within the Planner's Staff Report to the ZA.

PROJECT DESCRIPTION:

The project is a request for a Minor Conditional Use Permit to permit the "as-built" construction of two retaining walls ranging from approximately 4 feet in height to approximately 9 feet in height. The first wall measures approximately 30 feet in length and is located in the southeast corner of the lot. The second wall measures approximately 60 feet in length and is located along the road right-of-way on the southern property line. All portions of both walls are located entirely within the 50-foot front setback (as measured from the centerline) and the 20-foot front setback (as measured from the edge of the road right-of-way). The parcel will be served by the Goleta Water District, the Santa Barbara County Fire Department, and the Goleta West Sanitary District. Access will continue to be provided off of Cheltenham Road. The property is a 0.20-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-130-038, located at 921 Cheltenham Road, in the Mission Canyon 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 Minor CUP would be subject to review & approval by the Zoning Administrator. Final approval of the follow-on Zoning Clearance is be subject to P&D planner review & approval.

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