



COUNTY OF SANTA BARBARA

REVISED 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: June 4, 2010
9:00 A.M.**

Revision: Item #1 08BAR-00000-00036 "The Loop" New Mixed Use Building project description was revised.

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.

Martha Gray	Will Rivera	Chair
Glen Morris	Jeremy Roberts	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.

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 21, 2010 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. 09BAR-00000-00205 Budinger Demolition/New Residence Hope Ranch**
09LUP-00000-00524 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline-Urban**
Request of Rick Jeffrey, agent and Jorge Machin, architect for the owner, Susan Budinger, to consider Case No. 09BAR-00000-00205 for **final approval on consent of a new residence of approximately 6,682 square feet, (demolition of existing residence of approximately 4,643.33 square feet,) new garages of approximately 1,273 and attached accessory structure of approximately 3,133 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,643.33 square feet, pool house and garage. The proposed project will require approximately 4,100 cubic yards of cut and approximately 1.078 cubic yards of fill. The property is a 1.85 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-022-007, located at **4410 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/08/10 & 1/22/10 & 5/07/10 & 5/21/10)

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-00000-00036 "The Loop" New Mixed Use Building Isla Vista**
08CNS-00000-00005 (Errin Briggs, Planner) **Jurisdiction: DVP**
Request of D3 Partners, developers, to consider 08BAR-00000-00036 for **preliminary approval of a mixed use building of approximately 44,994 square feet in the Isla Vista Redevelopment consisting of approximately 4,661 square feet of community serving commercial space on the ground floor and a hotel on the second floor. Upper levels will consist of 25 residential units (5 of which are affordable at the low-income level). Approximately 25 parking spaces to be provided onsite, tucked under the building. Project will pursue certification under the County Innovative Building Program.** The proposed project will require less than 50 cubic yards of grading. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor's Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/29/08 & 6/20/08)

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

2. **10BAR-00000-00004** **Kaupas New Residence** **Goleta**
10LUP-00000-00127 (Erin Briggs, Planner) **Jurisdiction: Goleta**
Request of Jules and Marion Kaupas, owners, to consider Case No. 10BAR-00000-00004 for **further conceptual review of a new residence of approximately 2,500 square feet (and detached second residential unit of approximately 1,200 square feet not for SBAR review.)** No structures currently exist on the newly created vacant parcel. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .46 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-004, located at **4523 Auhay Drive** in the Goleta area, Second Supervisorial District. (Continued from 1/22/10)
3. **10BAR-00000-00081** **Girls Inc. Monument Sign** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of James Zimmerman, architect for the applicant, Monica Spear, Girls Incorporated of Greater Santa Barbara to consider Case No. 10BAR-00000-00081 for **conceptual review of a monument sign of approximately 20 square feet.** The following structures currently exist on the parcel: a main building of approximately 10,068 square feet, gymnasium of approximately 7,100 square feet and auditorium of approximately 2,200 square feet and library of approximately 1,222 square feet. The proposed project will not require grading. The property is a 4.39 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 065-180-035, located at **4973 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.
4. **10BAR-00000-00082** **Jimenez Garage Conversion** **Santa Barbara**
10LUP-00000-00188 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Jason Grant, agent for the owner, Arturo Jimenez, to consider Case No. 10BAR-00000-00082 for **conceptual review/preliminary/final approval of a garage conversion of approximately 400 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,300 square feet. The proposed project will not require grading. The property is a 6,969 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-010, located at **4733 Baxter Street** in the Goleta area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **10BAR-00000-00085** **Martin New Residence and Garage** **Mission Canyon**
10LUP-00000-00175 (Brain Banks, Planner) **Jurisdiction: Mission**
Request of Dennis Thompson, architect for the owner, Janice Martin, to consider Case No. 10BAR-00000-00085 for **conceptual review of new residence of approximately 2,339 square feet and garage of approximately 440 square feet.** No structures currently exist on the property; original structure burned in Jesusita Fire. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .85 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-020, located at **1165 Tunnel Road "F"** 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.

6. **10BAR-00000-00069**
Vilkin/Wright Rebuild Garage and New Guest House **Mission Canyon**
10LUP-00000-00149 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
- Request of Vadim M. Hsu, architect for the owners, Michael Vilkin and Steven Wright, to consider Case No. 10BAR-00000-00069 for **preliminary/final approval of a rebuild three car garage (destroyed in Jesusita Fire) of approximately 610 square feet and new guest house of approximately 588 square feet.** The following structure currently exists on the parcel: permitted rebuild residence under construction of approximately 4,690 square feet. The proposed project will not require grading. The property is a 59.987 square foot parcel zoned RR-5D and shown as Assessor's Parcel Number 023-320-012, located at **2921 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/21/10)
7. **10BAR-00000-00074** **Friedenberg New Residence** **Mission Canyon**
09JES-00000-00088 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
- Request of Bryan Pollard, architect for the owners, Howard and Suzie Friedenber, to consider Case No. 10BAR-00000-00074 for **preliminary/final approval of new residence and attached garage of approximately 3,264 square feet.** The following structures currently exist on the parcel: a residence (lost in Jesusita Fire) of approximately 2,283 square feet, and carport/workshop of approximately 588 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-020, located at **1255 Tunnel Road** in the Mission Canyon area, First Supervisorial District. (Continued from 6/21/10)
8. **10BAR-00000-00039**
Tabasgo Living Trust New Residence, Garage and Observatory **Santa Barbara**
10LUP-00000-00136 (Errin Briggs, Planner) **Jurisdiction: Ridgeline-Rural**
- Request of Taalman Koch, architect and Bildsten and Sherwin Design Studio, agent for the owner, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00039 for **preliminary/final approval of a new residence of approximately 2,610 square feet, garage of approximately 750 square feet and observatory of approximately 294 square feet.** The following structure currently exists on the parcel: a residence (to be removed) of approximately 2,340 square feet. The proposed project will not require grading. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 3/19/10 & 5/16/10)

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

9. **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 **preliminary/final approval 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. (Continued from 4/16/10)

Toro Canyon/Summerland/Carpinteria Areas

- 10. 09BAR-00000-00193 Tessada Residence/Garage/Guesthouse/Cabana Toro Canyon**
09LUP-00000-00505 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline-Rural
Request of Don Nulty, architect for the owner, Enrique Tessada, to consider Case No. 09BAR-00000-00193 for **preliminary/final approval of single family dwelling of approximately 4,910 square feet with attached 4-car garage of approximately 971 square feet, basement of approximately 1,107 square feet, guesthouse of approximately 799 square feet, and cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 839 square feet, storage building of approximately 228 square feet, and shed of approximately 96 square feet. The proposed project will require approximately 200 cubic yards of cut (575 cubic yards cut for basement excavation) and approximately 600 cubic yards of fill. The property is a 3023 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-041, located at **3090 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 1/08/10)
- 11. 10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland**
10CDP-00000-00026 (J. Ritterbeck, Planner) Jurisdiction: Summerland
Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for **further conceptual review of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 5/07/10 & 5/21/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner II

DATE: June 4, 2010

RE: **Budinger SFD Demo-Rebuild, New Cabaña, Accessory Structure, New Pool, & Spa, Pavilion,
Retaining Walls, Grading & Oak Removal
4410 Via Esperanza, Hope Ranch; Case No. 09LUP-00000-00524, APN 063-022-007**

Preliminary review indicates that the project may not comply with the all zoning requirements for the 2.5-EX-1 zone district and may not be compatible with the requirements of the County LUDC and the policies of the County Comprehensive Plan, including the Goleta Community Plan.

This project may proceed for:

FINAL REVIEW ON CONSENT

by your board if all required findings can be made.

PLANNER COMMENTS:

- **Project includes a new cabaña in the lower-level accessory structure area.**
 - **Haul permit will be required for excess of 1,000 cubic yards of export from site.**
 - **Proposed Oak Tree Removal requires proper mitigation via Restoration/Landscaping Plan.**
 - **Location of Pool and retaining walls are partially located within areas with >40% slopes (See C5.0).**
 - **Location of 6 required parking spaces interfere with Fire Access, need revised to be inside garages and out of Fire emergency route (See AS1.1)**
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of an existing 4,643 sq. ft. single-family dwelling (SFD), pool house and swimming pool and construction of a new 6,750 sq. ft. SFD with an attached 433 sq.ft. garage, a new 791 sq. ft detached 3-car garage, a new 1,140 sq.ft. attached lower-level storage & pool mechanical equipment area accessory structure, a new 84 sq.ft. attached cabaña, a new 330 sq.ft. pavilion and a new pool and spa. Estimated grading would include 4,397 cubic yards of cut and 986 cubic yards of fill, including approximately 3,411 cubic yards of export. A total of 1 oak tree is proposed for removal. The parcel will be served by the Goleta Water District, a private septic system and the Santa Barbara Fire Department. Access will continue to be provided off of Via Esperanza. The property is a 1.85-acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-022-007, located at 4410 Via Esperanza in the Hope Ranch area of the Goleta Community Plan Area, Second Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Coastal Development 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 P&D 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: Kimberley McCarthy, Planner

DATE: May 19, 2010

RE: 10BAR-00000-00082/10LUP-00000-00188, 4733 Baxter Street, Jimenez Garage Conversion

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:

- PRELIMINARY
- CONCEPTUAL/PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project is subject to the Eastern Goleta Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for the conversion of the existing two-car garage approximately 400 square feet (net) in size to additional habitable space. The proposed addition would create a new master bedroom suite and laundry room. Exterior changes to the existing

garage would be limited to door and window changes only. The existing driveway and curb cut will be abandoned and new landscaping will be installed in this area. The two required off-street parking spaces will be relocated east of the garage and a new driveway will be added to this area. Minimal grading (less than 50 cubic yards is required to prepare the site) and the project does not require the removal of any trees or native vegetation. The project site will continue to be served by the Goleta Water & Sanitary districts.

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-00000-00188, 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

DATE: April 27, 2010

RE: 10BAR-00000-00069/10LUP-00000-00149 - Jesusita Fire Vilkin-Wright Detached
Garage, Guesthouse & Covered Patio

Preliminary review indicates that the project complies with the all requirements of the RR-5 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project is a Jesusita Fire rebuild. The project is subject to the initiated Mission Canyon Community Plan and the Draft Mission Canyon Residential Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for the replacement of an approximately 546 square foot two-car garage destroyed in the Jesusita Fire with a three-car garage approximately 610 square feet (net) in size. The project includes the construction of a new covered patio/outdoor

entertaining area (barbeque, wetbar, fireplace) approximately 446 square feet in size adjacent (west) to the garage and a guest house approximately 588 square feet (net) located above the garage. The maximum height of the structure will be approximately 21.5 feet. The site will continue to be served by the City of Santa Barbara (water) and by an existing private septic system. The project does not require any grading or 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: 10LUP-00000-00149, case file
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Errin Briggs, Planner

DATE: June 4, 2010

RE: **Tabasco Trust Demo/New Single-Family Residence & Accessory Structures
10BAR-00000-00039, 1297 West Mountain Drive, Case No. 10LUP-00000-00136**

Preliminary review indicates that the project complies with the all requirements of the 40-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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

SBAR Comments from previous conceptual hearing on May 21, 2010:

- a. Project is contextual and SBAR supports the project.
 - b. SBAR likes the fact that the house is pulled back from the edges of slopes, likes the siting of the carport and likes the pedestrian entry sequence into the house from the carport.
 - c. Consider using rammed earth instead of poured concrete walls; either way will be handsome.
 - d. Project is very successful in its approach and design philosophy. The landscape is as important as the architecture. The success of the project is in how the architecture and landscape design work together.
 - e. Still some concerns about the success of the observatory.
-

PRELIMINARY PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow the construction of a new, approximately 2,637 square foot (gross) single-family residence with a detached 685 square foot carport with storage, two new 20,000-gallon water storage containers, a “service yard” containing trash and utility enclosures and on-site drainage and access improvements. The project also includes the construction of a new 370 square foot “observatory” building, and the demolition of an existing 2,315 square foot single-family residence, three storage buildings, several water storage tanks, and several accessory structures. The residence would reach approximately 15 feet in height, the observatory would reach 13 feet in height and the carport would reach 10 feet in height. The existing private driveway would be upgraded to meet Fire Department access standards including resurfacing and minor re-contouring.

Less than 50 cubic yards of grading would be necessary to prepare the site for development. Approximately 18 oak trees may be impacted by the proposed driveway and carport improvements. The parcel would continue to be served by the City of Santa Barbara water district, private septic systems and the Montecito Fire Department. Access would continue to be provided by a private driveway from West Mountain Drive. The property is a 32-acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at 1297 West Mountain Drive in the Montecito 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 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.**

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: June 4, 2010

RE: 10BAR-00000-00053, Cummings Patio Cover Addition, 10CDH-00000-00005
4855 Vieja Drive, Santa Barbara/More Mesa Area; APN 065-240-067

Preliminary review indicates that the project complies with the all zoning requirements for the DR-2 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.

**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:

The project is for a Coastal Development Permit to allow construction of a patio cover addition to an existing single-family dwelling. The addition would measure 20' x 20' (400 sq. ft.) and would cover an existing patio. The new patio cover addition would have structural supports that tie into the structural supports of the existing single-family dwelling. No grading or tree removal is approved as a part of this project. The parcel will continue to be served by Goleta Water District, private septic, and the Santa Barbara County Fire Department. Access will continue to be taken from a private drive off of Puente Drive. The property is a 0.33-acre parcel zoned DR-2 and shown as Assessor's Parcel Numbers 065-240-067, located at 4855 Vieja Drive in the Goleta/More Mesa area, 2nd Supervisorial District.

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

Final approval of the 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: J. Ritterbeck, Planner

DATE: June 4, 2010

RE: 10BAR-00000-00057, Skyway Homes New SFD, 10CDP-00000-00026
2202 Calle Culebra, Summerland; APN 005-131-005

Preliminary review indicates that the project may not comply with the all zoning requirements for the 10-R-1 zone district and may not be compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan.

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

This project may proceed for:

FURTHER CONCEPTUAL REVIEW ONLY by your board.

PLEASE SPECIFICALLY COMMENT ON:

- The East elevation to be reduced. Unbroken structural development as viewed from below shown ~56' high.
 - Front setback off Calle Culebra is eligible for a 10% decrease in required setback due to topography change.
 - Garage will require an NTPO to ensure non-conversion to habitable space.
 - Clarification needed on understories or decking: Retaining walls and grading appear excessive.
-

PROJECT DESCRIPTION:

The proposed project is for a new three story 3,092 sq. ft. SFD, an attached garage, pool and spa. The proposed project would require approximately 1,800 cu.yds. of cut and fill that would be balanced on-site. The property is a 0.26-acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at 2202 Calle Culebra in the Summerland Area, 1st Supervisorial District.

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

Final approval of the Coastal Development Permit is subject to my review.

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