



COUNTY OF SANTA BARBARA

REVISED SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: July 2, 2010
9:00 A.M.**

Site Visit: Item #5 09BAR-00000-00062 Smith New Residence, Garage and Guest House, 380 Ortega Ridge Road in Summerland scheduled for 11:30 a.m.

Revision: Item # 7 10BAR-00000-00089 Pulice New Residential Accessory Structure located at 1100 Ellwood Canyon Road has been dropped from the agenda. Replacing it will be 09BAR-00000-00213 Adderton New Residence located at 6807 Sabado Tarde Road.

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.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.

II. AGENDA STATUS REPORT

III. MINUTES: The Minutes of June 18, 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, 6/04/10 & 6/18/10)

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-00000-00165**
Evered New Parking Area and As-Built Residence Addition Isla Vista
08CDH-00000-00023(J. Ritterbeck, Planner) **Jurisdiction: Modification**
08MOD-00000-00013
Request of Dawn Sherry, architect for the owner, Judith Evered, to consider Case No. 08BAR-00000-00165 for **conceptual review of new permeable parking area of approximately 858 square feet and as-built bedroom addition of approximately 144 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,318 square feet and accessory structure of approximately 201 square feet. The proposed project will require approximately 15.8 cubic yards of cut and no fill. The property is a 4,920 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-201-028, located at **6648 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08)
- 2. 10BAR-00000-00093 Uribe Garage Conversion Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Eduardo Esparza, agent for the owner, Gustavo Uribe, to consider Case No. 10BAR-00000-00093 for **conceptual review of a garage conversion of approximately 226 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,450 square feet. The proposed project will not require grading. The property is a 9,900 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 061-021-042, located at **43 Valdivia Drive** in the Santa Barbara area, Second Supervisorial District.

3. **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 **conceptual review and preliminary approval 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.
4. **10BAR-00000-00100 NextG Networks Telecommunication Facility Santa Barbara**
10CUP-00000-00023 (Megan Lowery, Planner) **Jurisdiction: Planning Commission**
Request of Sharon James, agent for the applicant, NextG Networks, to consider Case No. 10BAR-00000-00100 for **conceptual review of a new telecommunications facility consisting of a new 25-foot wooden utility pole, with one 26-inch antenna mounted atop the pole, with a maximum tip height of 27 feet. Also mounted on the pole, would be a new 32"x6"x6" equipment box**. The proposed project would not require grading, aside from utility trenching. The pole would be located in the right-of-way of Calle Real at its intersection of Old Mill Road, across from 4280 Calle Real, in the public right of way. The right-of-way is zoned MHP and is adjacent to Assessor's Parcel Number 059-240-002, located in the Santa Barbara area, Second Supervisorial District.

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

5. **09BAR-00000-00062 Smith New Residence, Garage and Guest House Summerland**
09CDP-00000-00074 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
Request of Greg Schmandt, agent for the owners, Tallant and Karen Smith, to consider Case No. 09BAR-00000-00062 for **further conceptual review of a new residence of approximately 4,497 square feet, garage of approximately 815 square feet and guest house of approximately 413 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 1 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 5/08/09)

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

6. **10BAR-00000-00098 Bassage New Garage Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Bill Jenkins, architect for the owner, James D. Bassage, to consider Case No. 10BAR-00000-00098 for **conceptual review of a new garage of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,300 square feet, second residence of approximately 800 square feet, carport of approximately 400 square feet and parking pad (for proposed garage) of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned MTN 100 and shown as Assessor's Parcel Number 153-330-023, located at **2260 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District.
7. **09BAR-00000-00213 Adderton New Residence Isla Vista**

- 10CDP-00000-00040 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **preliminary/final approval of a new residence of approximately 2,176 square feet and an attached garage of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10 & 4/16/10)
8. **10BAR-00000-00061 Essex Property Trust Monument Sign Isla Vista**
10CUP-00000-00011 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00061 for **further conceptual review of one monument sign of approximately 31.34 square feet.** The following structures currently exist on the parcel: Housing Apartments. The proposed project will not require grading. The property is a 1.39 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-024, located at **6721 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10 & 6/18/10)
9. **10BAR-00000-00062 Essex Property Trust Monument Sign Goleta**
10LUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00062 for **further conceptual review of one monument sign of approximately 27.53 square feet.** The following structures currently exist on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **775 Camino Del Sur** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10 & 6/18/10)
10. **10BAR-00000-00063 Essex Property Trust Monument Sign Goleta**
10CUP-00000-00013 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Tracey Parker, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00063 for **further conceptual review of one monument sign (re-hab) of approximately 110 square feet (existing monument) sign face of approximately 19.99 square feet.** The following structures currently exist on the parcel: Housing apartments. The proposed project will not require grading. The property is a 1.89 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-026, located at **6711 El Colegio Road** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10 & 6/18/10)

The Representatives of the following items should be in attendance at this SBAR Meeting by 2:30 P. M.

Toro Canyon/Summerland/Carpinteria Areas

11. **09BAR-00000-00062 Smith New Residence, Garage and Guest House Summerland**
09CDP-00000-00074 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
Request of Greg Schmandt, agent for the owners, Tallant and Karen Smith, to consider Case No. 09BAR-00000-00062 for **further conceptual review of a new residence of approximately 4,497 square feet, garage of approximately 815 square feet and guest house of approximately 413 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 1 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 5/08/09)
12. **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 **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 3.23 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, 6/04/10 & 6/18/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner II

DATE: July 2, 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: June 21, 2010

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
 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 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: J. Ritterbeck, Planner

DATE: July 2, 2010

RE: 09BAR-00000-00193, Tessada SFD Demo-Rebuild, Pool, Cabana and Grading
3090 Hidden Valley Road, Toro Canyon area
Case No. 09LUP-00000-00505, APN 155-090-041

Preliminary review indicates that the project complies with the all zoning requirements for the 10-E-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY / FINAL REVIEW 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 Land Use Permit to allow demolition of an existing 839 sq. ft. main residence, and existing 228 sq. ft. storage building and an existing raised wood deck, and the new construction of a 4,910 sq. ft. single-family dwelling with a 1,107 basement and 971 sq. ft. basement-level garage, an 800 sq. ft. cabaña and new pool. An existing 96 sq. ft. shed will also remain. Grading will include 1,000 cubic yards of cut and 200 cubic yards of fill, including approximately 800 cubic yards of export. A total of 1 olive tree is proposed for removal. The parcel will be served by the Montecito Water District, private septic, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Hidden Valley Road. The property is a 3.23-acre parcel zoned 10-E-1 and shown as AP Number 155-090-041, located at 3090 Hidden Valley Road in the Toro Canyon Community Plan 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 Land Use Permit is subject to my review.

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: July 2, 2010

RE: 10BAR-00000-00213, Adderton New SFD (10CDP-00000-00040)
6807 Sabado Tarde Road in the Isla Vista; APN 075-182-006

Preliminary review indicates that the project complies with the all zoning requirements for the 10-R-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY / FINAL APPROVAL by your board.

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 construction of a new 4,910 sq. ft. single-family dwelling with 971 sq. ft. garage. Grading would include 1,000 cubic yards of cut and 200 cubic yards of fill, including approximately 800 cubic yards of export. No trees are proposed for removal. The parcel will be served by the Goleta Water District, Goleta-West Sanitary District, and the Santa Barbara County Fire Department. Access would continue to be provided off of Sabado Tarde Road. The property is a 0.16-acre parcel currently zoned 10-R-1. The parcel is shown as Assessor's Parcel Number 075-182-006, located at 6807 Sabado Tarde Road in the Isla Vista / Goleta Area, 3rd 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