



# 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 10, 2009  
9:00 A.M.**

*Site Visit: 09BAR-00000-00073 Schulz Residence Addition/Remodel located at 2755 San Marcos Pass Road scheduled at 11:15 a.m.*

*Revision: Item #11 09BAR—00000-00105 The Muerte Trust Additions located at 4565 Via Huerto in Hope Ranch was added to the agenda.*

**NOTICE: As of June 2008, 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  
Jeremy Roberts  
Glen Morris  
Steve Willson

Will Rivera  
Anita Hodosy-McFaul  
Anne Almy

**Chair**  
**SBAR Secretary**  
**Supervising Planner**

- 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 June 26, 2009 will be considered.

- IV. CONSENT AGENDA: None.
- V. ELECTION OF SBAR VICE CHAIR
- VI. SBAR MEMBERS INFORMATIONAL BRIEFINGS
- VII. STAFF UPDATE
- VIII. STANDARD AGENDA:

**The Representatives of the following items should be in attendance at this SBAR Meeting by 9:30 A. M.**

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

1. **09BAR-00000-00103 State Street Hospitality, Inc. 99 Room Hotel Santa Barbara**  
09DVP-00000-00018 (Julie Harris, Planner) **Jurisdiction: DVP**  
Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **conceptual review of a new 99-room hotel of approximately 55,640 square feet with a partially subterranean parking garage of approximately 40,420 square feet (103 parking spaces)**. The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.804 acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District.

**The Representatives of the following items should be in attendance at this SBAR Site Visit by 11:15 A. M.**

**Isla Vista/Goleta**

*Site Visit:*

2. **09BAR-00000-00073 Schulz Residence Addition/Remodel Santa Barbara**  
09LUP-00000-00162 (Brian Banks, Planner) **Jurisdiction: Ridgeline**  
Request of Peter Becker, architect for the owner, Monte Schulz, to consider Case No. 09BAR-00000-00073 for a **site visit of residence addition of approximately 640 square feet**. The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at **2755 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09)

**The Representatives of the following items should be in attendance at this SBAR Meeting by 1:15 P. M.**

3. **09BAR-00000-00094 Caltrans Highway 101 Lane Additions Carpinteria**  
09DVP-0000000014 (Alex Tuttle, Planner) **Jurisdiction: DVP**  
Request of Carlos Montez, agent for State of California Department of Transportation (Caltrans), to consider Case No. 09BAR-00000-00094 for **conceptual review of a project involving the addition of HOV lanes in each direction of US 101 of approximately 2.123 acres (or 92,456 square feet) within Caltrans right-of-way**. No structures currently exist on the parcel. The proposed project will require approximately 7,362 cubic yards of cut and fill. The property is a six mile stretch of highway located with Caltrans ROW; 2.123 acres (92,456 square feet) located at **within Santa Barbara County, zoned transportation corridor and located at US 101** in the Carpinteria area, First Supervisorial District. (Continued from 6/19/08)

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

4. **09BAR-00000-00073 Schulz Residence Addition/Remodel Santa Barbara**  
09LUP-00000-00162 (Brian Banks, Planner) **Jurisdiction: Ridgeline/Goleta**  
Request of Peter Becker, architect for the owner, Monte Schulz, to consider Case No. 09BAR-00000-00073 for **further conceptual review of residence addition of approximately 640 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at **2755 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09)
5. **09BAR-00000-00075 Kelley/Lautstsen As-Built Accessory Structure Santa Barbara**  
09LUP-00000-00061 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**  
Request of Steven M. Fort, agent and Justin Van Mullen, architect for the owners, Stafford T. Kelley and Elaine M. Lautstsen, to consider Case No. 09BAR-00000-00075 for **preliminary/final approval of an as-built accessory structure of approximately 490 square feet.** The following structures currently exist on the parcel: a residence of approximately 781 square feet with a carport of approximately 238 square feet and second residence of approximately 3,750 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-010, located at **1806 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09, 5/22/09 & 6/19/09)
6. **08BAR-00000-00230 Robles Residence Second Story Addition Santa Barbara**  
08LUP-00000-00577 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Tony Xiques, agent for the owner, Edward Robles, to consider Case No. 08BAR-00000-00230 for **preliminary/final approval of a first and second story addition of approximately 1,591 square feet and a new garage of approximately 532 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,526 square feet and detached garage of approximately 458 square feet (to be demolished). The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at **313 Rosemead Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/24/08, 12/05/08 & 3/13/09, 4/10/09 & 5/08/09)
7. **08BAR-00000-00276 Turnpike Shopping Center Roofing and New Facade Santa Barbara**  
09SCD-00000-00014/09LUP-00000-00221 (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 **further conceptual review of exterior remodel with new roof material, new plaster color, entrance structure enhancements, new landscaping and wall widening.** 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)

**The Representatives of the following items should be in attendance at this**

**SBAR Meeting by 3:00 P. M.**

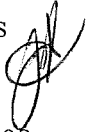
**Toro Canyon/Summerland/Carpinteria Areas**

8. **09BAR-00000-00106** **Glazer New Cabana** **Toro Canyon**  
09CDP-00000-00003 (Nicole Mashore, Planner) **Jurisdiction: Toro**  
Request of Cearnal Andrulaitis LLP, agent for the owners, Jay and Marsha Glazer, to consider Case No. 09BAR-00000-00106 for **conceptual review/preliminary/final approval of a cabana of approximately 738 square feet**. The following structures currently exist on the parcel: a residence of approximately 7,504 square feet, attached garage of approximately 640 square feet, detached office/garage of approximately 676 square feet and second residence of approximately 1,199 square feet. The proposed project will require approximately 89 cubic yards of cut and no fill. The property is a 7.6acre parcel zoned 1-E-1/5-E-1 and shown as Assessor's Parcel Number 005-040-026, located at **2955 East Valley Road** in the Toro Canyon area, First Supervisorial District.
9. **08BAR-00000-00062** **Ostby/Cook Demolition/New Residence** **Carpinteria**  
08CDH-00000-00006, 08CDP-00000900043 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
09MOD-00000-00004  
Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 08BAR-00000-00062 for **preliminary approval of new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by SBAR) and a new tennis cabana of approximately 168 square feet**. The proposed project is also for a **proposed modification to require 10 foot side setbacks by 2 feet to allow encroachment of approximately 50 square feet of deck beyond the allowable 3 feet for uncovered porches, pursuant to Article II 35-125.4.b** The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretakers cottage of approximately 668 square feet and detached garage of approximately 684 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-007, located at **4267 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.  
(Continued from 5/23/08 & 8/08/08)
10. **07BAR-00000-00060** **Andersen Duplex Addition** **Summerland**  
08CDP-00000-00176 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**  
Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **preliminary/final approval of duplex addition of approximately 174 square feet and an interior and exterior remodel of approximately 1,960 square feet**. The following structures currently exist on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07, 4/27/07, 12/19/08 ,1/16/09, 2/13/09 & 6/26/09)
11. **09BAR-00000-00105** **The Muerte Trust Residence Additions** **Hope Ranch**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Kevin Moore, agent for the owners, The Muerte Trust, to consider Case No. 09BAR-00000-00105 for **conceptual review of residence addition of approximately 2,478 square feet and an addition over the garage of approximately 440 square feet**. The following structures currently exist on the parcel: a residence of approximately 6,000 square feet and garage/guesthouse of approximately 919.5 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 6.1 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-110-005, located at **4565 Via Huerto** in the Hope Ranch area, Second Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Julie Harris  
Planner III 

DATE: July 10, 2009

RE: 09BAR-00000-00103 State Street Hospitality, Inc. 99-Room Hotel; 09DVP-00000-00018; 4119 and 4111 State St. APNs 061-110-009 & 061-110-008

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A Development Plan application was submitted for the project on May 20, 2009 and is currently incomplete. Processing the application for the project will not fully begin until the application is accepted as complete. P&D has requested a number of additional items and studies be submitted before finding the application complete including archaeology, traffic, geology, noise, emergency access, among others; a copy of the letter is available with the SBAR Secretary should you wish to review it.

Mailed notice was not required for this review before your Board; however, staff provided mailed notice due the high level of interest received when you reviewed an earlier version of the project under BAR (Case No. 07BAR-00000-00039) and when the project was undergoing a conceptual Pre-Application process with P&D (Case No. 07PRE-00000-00014). The previous project underwent a concept level of review before the Planning Commission on February 27, 2008, where only comments were provided.

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** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Architectural Design

- Size, bulk and scale

The project was last heard before your Board on February 1, 2008 under Case No. 07BAR-00000-00039. Minutes from that meeting with your comments are attached to this memo. An earlier iteration of the project was given conceptual review by the Planning Commission as part of the Pre-Application review process, Case No. 07PRE-00000-00014. A copy of the Planning Commission's comments of February 27, 2008 is also attached.

The location of the project in the unincorporated eastern Goleta Valley is not subject to any adopted design guidelines. The area is undergoing an update of planning policies and development standards; however, a draft plan is not anticipated for release until winter 2009-10. Currently, the following policies apply to the proposed project and your Board should consider them in your review of the design:

Land Use Element Visual Resources Policy 3

*In areas designated as urban on the land use map and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation, and diverse housing types shall be encouraged.*

Goleta Community Plan

***Policy VIS-GV-1:*** *The county shall, through its discretionary and design review process, ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.*

***Policy VIS-GV-2:*** *All new development projects along the Hollister Avenue corridor shall be reviewed by the County Board of Architectural Review. Structural development along Hollister Avenue should minimize impacts on existing view corridors from the Hollister corridor.*

***Policy VIS-GV-3:*** *Maintenance and expansion of Goleta's tree population shall be a high priority in the Goleta planning area. The county shall encourage projects which expand onsite and offsite provision of appropriate tree plantings, both in terms of quantity and species diversity.*

***Policy VIS-GV-6:*** *Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.*

***Development Standard VIS-GV-1.1:*** *All new development with major outdoor lighting should be illuminated with only fully shielded lighting with low glare design.*

Although a draft update of the Goleta Community Plan for the project area has not been completed, a community group, the Goleta Vision Committee, prepared and released a visioning document for the Eastern Goleta Valley that it hopes will be used as a starting point in the update of the Goleta Community Plan. In addition, the project is located near the western boundary of

the Santa Barbara city limits. The City is also undergoing a new planning effort for its Upper State Street corridor.

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**PROJECT DESCRIPTION:**

**The proposed project is for a new 99-room hotel of approximately 55,640 square feet with a partially subterranean parking garage of approximately 40,420 square feet (103 parking spaces).** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.804 acre parcel zoned C-2/C-3

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

Attachments:

SBAR Minutes February 1, 2008

Planning Commission Conceptual Review Comments February 27, 2008

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks

DATE: June 19, 2009

RE: 08BAR-00000-00230, Robles Second Story Addition, 08LUP-00000-00577, 313  
Rosemead St., APN 065-191-001

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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:

**FURTHER CONCEPTUAL**  
 **PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow the demolition of the existing 458 square foot detached garage and the addition of approximately 1,591 square feet to the existing 1,526 square foot residence. A new approximately 532 square foot garage will be attached to the existing residence by a 422 square foot addition which creates a new family room off the existing kitchen area. A new two-story element approximately 1,161 square feet in size will be added above the proposed garage and new family room. The height of the remodeled dwelling will be 23'4". The project will require less than 50 cubic yards of grading and no removal of any native vegetation or trees is proposed. Access will continue to be taken from Lanark Street and the dwelling will continue to be served by the Goleta Water and Sanitary Districts. The property is a 0.20-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at 313 Rosemead Street in the Goleta area, 2<sup>nd</sup> Supervisorial District.

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

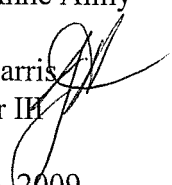
c: Case File (to Planner)  
Anita Hodosy, P&D

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Julie Harris  
Planner III 

DATE: July 10, 2009

RE: 08BAR-00000-00276, Turnpike Shopping Center Roofing and New Façade, Case Nos. 09SCD-00000-00014 and 09LUP-00000-00221 149-199 S. Turnpike Road and 4850-4898 Hollister Avenue; APNs 065-040-035, -037, -038, -042

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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 and 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:

**FURTHER CONCEPTUAL**

**REVIEW** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Architectural design of the new façade and whether the applicant has addressed the previous direction given at your meeting on January 16, 2009.

Regarding the SBAR's comment to consider developing an overall sign plan for the site, review of the permit history confirms that that an overall sign plan was approved for this site along with the approval of the original development plan, 67-M-118, and has been updated as recently as 1986 by 86-M-57 (ZA).

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Nicole Mashore

DATE: July 10, 2009

RE: Glazer New Cabana, Case No's. 09BAR-00000-00106, 09CDP-00000-00003  
2995 East Valley Road, APN: 005-040-026

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Preliminary review indicates that the project complies with the all zoning requirements for the 5-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Toro Canyon Plan, subject to certain conditions.

This project may proceed for:

<b>X</b>	<b>PRELIMINARY</b>
	<b>PRELIMINARY/FINAL</b>
<b>X</b>	<b>FINAL</b>
	<b>REVISED FINAL</b>

**APPROVAL** by your board.

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**PROJECT DESCRIPTION:**

**The proposed project is for conceptual review/preliminary/final approval of a cabana of approximately 738 square feet. The project will require approximately 89 cubic yards of cut and no fill.**

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

DATE: July 10, 2009

RE: **08BAR-00000-00062, Otsby/Cook Demolition / New Residence  
08CDH-00000-00006, 09MOD-00000-00004, 08CDP-00000-00043  
4267 Avenue Del Mar, Carpinteria (Sandyland Cove)**

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Preliminary review indicates that the project does not comply with the all zoning requirements for the 7-R-1 zone district and is not compatible with the requirements of the County Land Use Development Code and the policies of the Coastal Land Use Plan.

This project may proceed for:

**PRELIMINARY APPROVAL**

by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Structure is eligible for registration as a historically significant home (see Historical Report).
- Historic impacts to existing SFD would not be CEQA exempt. Initial Study being prepared.

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**PROJECT DESCRIPTION:**

**The proposed project is for a new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by BAR) and a new tennis cabana of approximately 168 square feet. The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretaker's cottage of approximately 668 square feet and detached garage of approximately 684 square feet. The proposed project will not require grading.**

**The proposed project is also for a proposed modification to required 10-foot side setbacks by 2 feet to allow encroachment of approximately 50 square feet of deck beyond the allowable 3 feet for uncovered porches, pursuant to Article II 35-125.4.b.**

**The property is a 1.05 acre parcel zoned and shown as Assessor's Parcel Number 003-410-007, located at 4267 Avenue Del Mar in the Carpinteria area, First Supervisorial District. The proposed project will not require grading.**

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 the Zoning Administrator's 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: July 10, 2009

RE: **07BAR-00000-00060, Anderson Duplex Addition  
2516 Banner Avenue, Case No. 08CDP-00000-00176, APN 005-202-006**

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Preliminary review indicates that the project complies with the all zoning requirements for the 10-R-2 zone district and is compatible with the requirements of the County Land Use Development Code and the policies of the Summerland Community Plan area, subject to conditions.

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

This project may proceed for:

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

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**PLANNER COMMENTS:**

- An application for a Variance (VAR) to the front setback and the associated CDP were approved by the Zoning Administrator on June 1, 2009. The VAR allows new development to extend approximately 1 foot into the required 16-foot front setback and both the duplex use and structure are now considered “conforming”, allowing structural alterations.
- The proposed deck will also extend into the front setback up to 10-feet from the front property line and was included within the VAR. It would have also been permissible via approval of a Modification

**PROJECT DESCRIPTION:**

**The project is for a Coastal Development Permit to allow the interior and exterior remodel of the existing 1,960 sq. ft. duplex and the construction of a new 146 sq. ft. addition. Grading will be less than 50 cubic yards of cut and fill and will be balanced on-site. No trees will be removed as a component of this project. The parcel will be served by the Montecito Water District, the Summerland Sanitary District, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Banner Avenue. The property is a 0.18-acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at 2516 Banner Avenue, in the Summerland Community Plan Area, 1<sup>st</sup> Supervisorial District.**

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

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