



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

Meeting Date: July 15, 2011
9:00 A.M.

NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

Jeremy Roberts	Will Rivera	Chair
Lane Goodkind	Martha Gray	Vice Chair
Steve Willson	Anita Hodosy-McFaul	SBAR Secretary
Jeff Yardy	Anne Almy	Supervising Planner
Valerie Froscher		

- 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 July 1, 2011 will be considered.

The Representatives of the following items should be in attendance at this SBAR Meeting by 8:45 A. M.

IV. CONSENT AGENDA:

- C-1. **11BAR-00000-00071 Rivera Residence Addition Santa Barbara**
11LUP-00000-000170 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Jose L. Esparza, architect for the owner, Adalberto Rivera to consider Case No. 11BAR-00000-00071 for **final approval on consent of a residence addition of approximately 923 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,560 square feet and attached two-car garage of approximately 471 square feet. The proposed project will require approximately 4.0 cubic yards of cut and no fill. The property is a 6,922 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-413-009, located at **122 Santa Ana Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/03/11 & 6/17/11)
- C-2. **08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista**
09DVP-00000-00002 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
09TPM-00000-00001
Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **final approval on consent of a new mixed-use building of approximately 15,997 (C-2 Site) and a new condominium building of approximately 4,000 square feet (SR-H-20 Site) for approximate total of 21,297 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 1,600 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08, 11/20/09 & 4/02/10, 6/17/11, and 7/01/11)
- C-3. **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 on consent 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 4,606 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, 4/15/11, 5/20/11, 6/03/11, 6/17/11, 7/01/11)

- C-4. 11BAR-00000-00090 Goldberg New Barn Toro Canyon**
11LUP-00000-00219 (Brian Banks, Planner) **Jurisdiction: Toro**
Request of Skip Danielson, agent for the owner, Gary Goldberg, to consider Case No. 11BAR-00000-00090 for **preliminary/final approval on consent of a new barn of approximately 1,260 square feet.** The following structure currently exists on the parcel: a residence of approximately 5,406 square feet. The proposed project will not require grading. The property is a 15.543 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 155-140-063, located at **3210 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/01/11)

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-00000-00113 SB County Redevelopment Agency Isla Vista**
New Affordable Housing Community
11DVP-00000-00004 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
11CDP-00000-00041
Request of Jim Heaton, agent for the Santa Barbara County Redevelopment Agency, to consider Case No. 11BAR-00000-00113 for **conceptual review of a new affordable housing community of approximately 23,000 square feet.** The following structures currently exist on the parcel: a fraternity house of approximately 10,000 square feet. The proposed project will require approximately 280 cubic yards of cut and approximately 261 cubic yards of fill. The property is a 0.82 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-005, located at **761 Camino Pescadero** in the Isla Vista area, Third Supervisorial District.

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

- 2. 11BAR-00000-00112 Klein Pool Cabana and Pool Santa Barbara**
11LUP-00000-00247 (Brian Banks, Planner) **Jurisdiction: Goleta Ridgeline-Rural**
Request of Jeff Shelton, architect for the owner, Robert Klein c/o Michael. Klein Administrative Trust, to consider Case No. 11BAR-00000-00112 for **conceptual review of a pool cabana of approximately 798 square feet and pool of approximately 1,080 square feet.** The following structures currently exist on the parcel: a residence and attached garage of approximately 5,830 square feet. The proposed project will require no cut and approximately 9 cubic yards of fill. The property is a 78.87acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-260-061, located at **3640 Mibek Road** in the Santa Barbara area, Second Supervisorial District.

3. **10BAR-00000-00145 Duerner New Residence and Garage Goleta**
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**
Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **further conceptual review of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10 & 2/18/11 & 3/18/11)

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

4. **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 a **site visit 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, 6/04/10, 8/13/10, 10/01/10 & 10/15/10 & 11/19/10)

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

5. **11BAR-00000-00091 Griffith Family Trust New Guest House Santa Barbara**
11LUP-00000-00244 (Alex Tuttle, Planner) **Jurisdiction: Goleta**
Request of Joaquin Ornelas and Lori Kari, architect and agent for the owner, Griffith Family Trust, to consider Case No. 11BAR-00000-00091 for **conceptual review of a new guest house of approximately 756 square feet and agricultural employee dwelling of approximately 1,190 square feet. (Other proposed structures not for SBAR review: a main residence of approximately 3,038 square feet, basement of approximately 1,972 square feet, portal of approximately 1,045 square feet, terrace of approximately 856 square feet, pool terrace of approximately 2,000 square feet two car garage of approximately 670 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 35 cubic yards of cut and approximately 7 cubic yards of fill for the guesthouse and 124 cubic yards of cut and 134 cubic yards of fill for the agricultural employee dwelling. The property is a 40.23 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-320-024, located at **1170 San Marcos Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/1/11)
6. **10BAR-00000-00164 Yonally New Agriculture Storage Barn Goleta**
10LUP-00000-00442 (Julie Harris, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jose L. Esparza , architect for the owners, Matthew and Karen Yonally, to consider Case No. 10BAR-00000-00164 for **preliminary/final approval of a new agriculture storage barn of approximately 1,365 square feet (gross).** The following structures currently exist on the parcel: a residence of approximately 2,750 square feet and garage of approximately 755 square feet. The proposed project will require approximately 691 cubic yards of cut and 11 cubic yards of fill. The property is a 14.1-acre parcel zoned AG-II-40 and AG-II-100 and shown as Assessor's Parcel Numbers 079-110-053, -054, located at **590 Ellwood Ridge** in the Goleta area, Third Supervisorial District. (Continued from 11/19/11)

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **11BAR-00000-00105 Fox New Residence and Carport Mission Canyon**
11LUP-00000-00240 (Kimberley McCarthy, Planner) **Jurisdiction: Mission Ridgeline-Urban**
Request of Adam Sharkey, Blackbird Architects, architect for the owner, Randall Fox, to consider Case No. 11BAR-00000-00105 for **conceptual review/preliminary of a new residence (fire rebuild) of approximately 2,240 square feet and carport of approximately 400 square feet and covered outdoor use area of approximately 454 square feet.** The following structures currently exist on the parcel: a residence destroyed in fire of approximately 1,878 square feet and attached garage of approximately 600 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 300-023-300, located at **2819 Palomino Ridge Lane** in the Mission Canyon area, First Supervisorial District.
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 **preliminary/final approval 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, 5/20/11 & 6/03/11)

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

9. **10BAR-00000-00168 Pevec New Residence and Pool Pavilion Hope Ranch**
11CDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Welton, agent for the owners, Damir and Anne Pevec, to consider Case No. 10BAR-00000-00168 for **final approval of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/19/10 & 4/01/11, 4/15/11 & 6/17/11)

Toro Canyon/Summerland/Carpinteria Areas

10. **10BAR-00000-00193 Turnbull New Residence Summerland**
10CDP-00000-00099 (Kimberley McCarthy, Planner) **Jurisdiction: Summerland**
Request of Chris Belanger, agent for the owners, Dave and Linda Turnbull, to consider Case No. 10BAR-00000-000193 for **conceptual review of a new residence of approximately 2,700 square feet and garage of approximately 484 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 190 cubic yards of cut and approximately 39.3 cubic yards of fill. The property is a 10,125 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-053, located at **2500 Block Whitney Avenue** in the Summerland area, First Supervisorial District. (Continued from 1/07/11 & 1/21/11)

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, 6/04/10, 8/13/10, 10/01/10 & 10/15/10 & 11/19/10)
12. **11BAR-00000-00052 Verano Del Mar LLC Addition Summerland**
11VAR-00000-00002 (Allen Bell, Planner) **Jurisdiction: Summerland**
11CDP-00000-00034
Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar LLC, to consider Case No. 11BAR-00000-00052 for **further conceptual review of construction of a new detached elevator building, landing decks and trash enclosure and replacement of select doors, windows, decks, ramps, staircases, awnings, and exterior lights.** The following structures currently exist on the parcel: a two-story building with basement of approximately 6,759 square feet, water tower of approximately 87 square feet and barn/garage of approximately 351 square feet. (Statistics are gross square feet.) The proposed project will require approximately 75 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square foot parcel (0.51 acres) zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/06/11)

The Representatives of the following items should be in attendance at this SBAR Meeting by 3:00 P. M.

13. **11BAR-00000-00095 Marsch As Built Shed Toro Canyon**
11LUP-00000-00224 (Brian Banks, Planner) **Jurisdiction: Toro**
Request of Sydney Marsch, owner, to consider Case No. 11BAR-00000-00095 for **conceptual review of an as-built shed of approximately 280 square feet.** The following structures currently exist on the parcel: 1,584 square feet and garage of approximately 576 square feet. The proposed project will not require grading. The property is a 6.33acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 155-080-050, located at **2900 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.
14. **11BAR-00000-00099 McGovern Residence Addition/New 6 Car Garage/Pool Cabana/Guesthouse and Barn Toro Canyon**
11CDP-00000-00039 (Julie Harris, Planner) **Jurisdiction: Toro**
Request of Tony Spann, Harrison Design Associates, architect, and Syndi Souter, Souter Land Use Consulting, agent for the owners, John and Elizabeth McGovern, to consider Case No. 11BAR-00000-00099 for **conceptual review of a residence addition of approximately 2,630 square feet, new six car garage of approximately 1,554 square feet, new pool of approximately 720 square feet with 50-square foot spa, new pool cabana of approximately 198 square feet, new guesthouse of approximately 800 square feet, new barn of approximately 690 square feet with five fenced paddocks, new riding arena of approximately 10,880 square feet and new sports court of approximately 4,000 square feet (all areas reported are net).** The project includes a **new 12-foot wide secondary driveway from Lambert Road with gate to the barn.** The following structures currently exist on the parcel: a residence of approximately 2,665 square feet and two-car garage of approximately 425 square feet. The proposed project will require approximately 326 cubic

yards of cut and approximately 388 cubic yards of fill. The property is a 10.005acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-100-016, located at **476 Lambert Road** in the Toro Canyon area, First Supervisorial District.

Isla Vista/Goleta

15. **10BAR-00000-00186 Student Housing Cooperative Change of Use Isla Vista**
10CUP-00000-00033/ 10CDP-00000-0082 (Allen Bell , Planner) **Jurisdiction: Coastal**

Request of Peikert Group Architects, April Palencia, architect for the owner, Santa Barbara Student Housing Cooperative, to consider Case No. 10BAR-00000-00186 for **further conceptual review of a remodel and conversion of an existing office building into a dormitory style student housing facility. Exterior alterations include replacing existing windows, adding new windows, replacing the existing entry and replacing the existing curtain walls at two stairwells. The project also includes landscape and hardscape.** The following structures currently exist on the parcel: two-story office building of approximately 7,100 square feet and storage shed of approximately 150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 22,223 square-foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-037, located at **777 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 12/17/10 and 7/01/11)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: July 12, 2011

RE: 11BAR-00000-00071/11LUP-00000-00170, 122 Santa Ana Avenue, Rivera SFD
Addition

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"/>	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 the addition of approximately 452 square feet (net) to the southwestern (front) portion of the existing single family dwelling. The height of the addition will match the roofline of the existing dwelling (maximum height approximately 14 feet). The project will not require any grading or the removal of any native vegetation or trees. Access to the site will remain off an existing driveway via Santa Ana Avenue.

Water and sanitary services will continue to be provided by the Goleta Water and 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: Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Alex Tuttle, x6844

DATE: July 12, 2011

RE: 08BAR-00000-00270, ICON at UCSB, 09CDP-00000-00004, 11LUP-00000-00115
APNs 075-173-023 and -024

Preliminary review indicates that the project complies with the all zoning requirements for the C-2/SR-H-20 zone districts and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan, including the Goleta Community Plan, subject to certain conditions.

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Please comment on the final landscaping and streetscape improvements. Please comment on the proposed building materials and colors.

PROJECT DESCRIPTION:

The proposed project is for a Development Plan, Conditional Use Permit, Tentative Parcel Map and Coastal Development Permit to allow for the demolition of an existing 2,042 square foot commercial building containing two retail business spaces and the construction of a new five-story, mixed-use condominium building containing approximately 15,997 square feet (gross) of commercial and residential floor area on APN 075-173-024 and the construction of four new residential condominiums totaling approximately 4,000 square feet on APN 075-173-023 which is currently vacant.

The mixed-use building would be located on APN 075-173-024 (zoned C-2). The maximum height of the structure would be 54 feet 6 inches. The building would include approximately 8,000 square feet of general commercial space divided into approximately five (5) commercial condominiums and several outdoor commercial terraces, as well as 7,997 square feet of residential area comprising 13 studio condo units and 4 two-bedroom condo units. The commercial spaces located on the ground floor would utilize street frontage and outdoor dining areas along Trigo Road and El Embarcadero. The commercial spaces located on the second floor and rooftop would be associated with outdoor "terrace" spaces for dining and/or other related outdoor commercial uses. The residential units would utilize an entrance and lobby fronting Trigo Road and be located on the 2nd, 3rd and 4th stories. The residential units would range in size between approximately 300 and 850 square feet. Three of the studio units would be regulated under the County's Inclusionary Housing Program and be made available to residents meeting the County affordable housing requirements for low income residents, or families earning less than 80% of the Area Median Income. Those units would be income-restricted for 30-years, according to California Community Redevelopment Law. An elevator for use by building residents and commercial patrons would be located near the residential lobby accessed off Trigo Road.

The four new residential condominiums totaling 4,000 square feet (Unit A at 1,000 square feet, Unit B at 1,000 square feet, Unit C at 1,000 square feet and Unit D at 1,000 square feet) would be located on APN 075-173-023 (zoned SR-H). The maximum height of the condominium building would be approximately 45 feet. Bicycle parking spaces would be provided for these units in the proposed rear arcade area.

Eighteen (18) residential parking spaces would be provided on-site through a parking lift system. An additional sixteen (16) commercial spaces and an additional (8) residential spaces would be provided off-site through the IV Master Plan's In Lieu Fee Parking Program or directly from private party(s). The RDA is in negotiations with property owner(s) to acquire vacant lot(s) to be used for public parking in downtown Isla Vista, which could be made available for the commercial and residential uses of this project. The project would provide a total of 72 bicycle parking spaces serving commercial patrons and residential tenants and would be dispersed throughout the project site including within the public right-of-ways along Trigo Road and El Embarcadero, in the arcade separating the two structures and on each floor of the mixed-use building. Further, the project includes right-of-way encroachments along both Trigo Road and El Embarcadero for commercial outdoor seating and building canopies. Approximately 300 cubic yards of cut and export

would be required to develop the parking lift system and level the project site. A lot merger is included with the project to eliminate the need for setbacks internal to the project.

One existing tree located within the adjacent public right-of-way on Trigo Road would be removed to facilitate development. This tree would be replaced (subject to the final approved landscaping plan) with eight (8) new street trees consistent with the overall Isla Vista streetscape enhancement project identified in the Isla Vista Master Plan. The property is approximately 0.26 acres (11,157 square feet) and consists of 2 legal parcels, 075-173-023 and 075-173-024.

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: July 12, 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 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: 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, 2011

RE: 11BAR-00000-00105/11LUP-00000-00240, 2819 Palomino Ridge Lane, Jesusita
Fire - Fox New Single Family Dwelling & Carport

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:

CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project site is subject to the Ridgeline and Hillside Overlay Development guidelines with a height limitation of 25 feet. In the interest of good design, the applicant is seeking an exemption from the Board of Architectural Review pursuant to §35.62.040.2 to allow a small portion of the residence to exceed the 25 foot height limitation (maximum height 26 feet, nine inches).

The project is subject to the Mission Canyon Draft Residential Design Guidelines.

PROJECT DESCRIPTION: The proposed project is for The construction of a new single family dwelling to replace the residence destroyed in the Jesusita Fire. The two-story residence will be approximately 2,240 square feet (gross) in size with a maximum height of 26 feet, nine inches. The residence will be located slightly to the west of the previous dwelling's location. A carport approximately 400 square feet (gross) in size with a maximum height of 11 feet is proposed east of the residence. The project requires minimal grading (approximately 50 cubic yards of cut and fill) and does not require the removal of any native vegetation or trees. The site would be served by an existing private septic system. Water services would continue to be provided by the City of Santa Barbara. Access to the site will continue to be taken off an existing driveway via Palomino Ridge Lane. The driveway and turnaround area will be enlarged and improved to meet the Fire Department requirements.

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: Kimberley McCarthy, Planner

DATE: July 12, 2011

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

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

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

This project may proceed for:

CONCPETUAL
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

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

PROJECT DESCRIPTION:

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

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

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

c: Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Julie Harris
Planner III

DATE: July 15, 2011

RE: 10BAR-00000-00164, Yonally Agricultural Storage Barn, 10LUP-00000-00442,
590 Ellwood Ridge Road, APN 079-110-053, 079-110-054

Preliminary review indicates that the project complies with the all requirements of the AG-II-40 / AG-II-100 zones 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 conceptual review of a new agriculture storage barn of approximately 1,365 square feet (gross). The following structures currently exist on the parcel:

a residence of approximately 2,750 square feet and garage of approximately 755 square feet. The proposed project will require approximately 691 cubic yards of cut and 11 cubic yards of 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 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: J. Ritterbeck, Planner

DATE: July 15, 2011

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 by your board.

PROJECT DESCRIPTION:

The proposed project is for a new three story 3,092 sq. ft. SFD, an attached 500 sq. ft. 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: July 15, 2011

RE: Pevec New SFD, 4160 La Ladera Road, Hope Ranch/Goleta
11CDP-00000-00010 APN: 063-211-004

Preliminary review indicates that the project complies with the all zoning requirements for the 1.5-EX-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance (Article II) and the policies of the County Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community 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:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL

APPROVAL by your board.

PLANNER COMMENTS

The applicant has worked with P&D to address all planning and zoning concerns and issues and may proceed forward for BAR review/approval.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow construction of a new 7,865 sq. ft. single family dwelling. Grading will include 4,600 cubic yards of cut and 3,900 cubic yards of fill. No trees are proposed for removal as a part of this project. The parcel will be served by the Goleta Water District, a private septic system, and the Santa Barbara County Fire District. Access will continue to be provided off of La Ladera Road. The property is a 2.2.9-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-211-004, located at 4160 La Ladera Road in the Hope Ranch / 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 Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies.

Final approval of a Coastal Development Permit would be subject to P&D planner review.

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