



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: August 12, 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 15, 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-00000-00023 Koonce Fire Replacement Residence Mission Canyon**
11LUP-00000-00127 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Steve Hausz, architect for the owner, Dr. William Koonce, to consider Case No. 11BAR-00000-00023 for **final approval on consent of a replacement residence of approximately 4,046 square feet.** The following structures currently exist on the parcel: none, residence destroyed in Jesusita Fire. The proposed project will require minimal cubic yards of cut and fill. The property is a 19.28 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-010, located at **2815 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 3/4/11 and 4/15/11)
- C-2. 10BAR-00000-00196 Bartlett Residence Partial Demolition and Additions Santa Barbara**
11LUP-00000-00053 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Preston Mann, agent for the owners, James and Karen Bartlett, to consider Case No. 10BAR-00000-00196 for **final approval 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 0.78 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, and 7/15/11)
- C-3. 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 **preliminary/final approval on consent 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. (Continued from 7/15/11)

- C-4. 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, 7/01/11, and 7/15/11)

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-00000-00111 St. George New Units and Park Lift Garage Isla Vista**
(no assigned planner) **Jurisdiction: Coastal**

Request of On Design, architect for the owner, Edward St. George, to consider Case No. 11BAR-00000-00111 for **conceptual review of two new 2-story buildings: Building C of approximately 1,664 square feet with attached garage of approximately 398 square feet, and Building D of approximately 2,164 square feet with attached garage of approximately 398 square feet and automatic parking garage of approximately 1,704 square feet.** The following structures currently exist on the parcel: residential Building A of approximately 1,664 square feet with a garage of approximately 398 square feet and Building B of approximately 2,442 square feet. Approximately 900 square feet of structures are proposed to be demolished. The proposed project will not require grading. The property consists of 0.39 total acres zoned SR-M-18 and shown as Assessor's Parcel Numbers 075-212-016 and -017 (the two lots are proposed to be merged), located at **6560 and 6562 Del Playa** in the Isla Vista area, Third Supervisorial District.

- 2. 11BAR-00000-00088 JP Morgan Chase Bank Commercial Improvement Isla Vista**
11CDP-00000-00036 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of George Garcia, Garcia Architecture Design, architect for the owner, JP Morgan Chase Bank, to consider Case No. 11BAR-00000-00088 for **conceptual review of commercial retail tenant improvement of approximately 1,713 square feet.** The following structure currently exists on the parcel: a commercial retail space of approximately 1,713 square feet. The proposed project will not require grading. The property is a 13,940 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero del Norte** in the Isla Vista area, Third Supervisorial District. (Continued from 7/1/11)

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

Meeting by 10:00 A. M.

3. **11BAR-00000-00047** **Gelb Residence Change of Use/Addition** **Isla Vista**
11CDH-00000-00016 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista**
Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 11BAR-00000-00047 for **revised preliminary and final approval following an Emergency cut-back of the existing single family dwelling, a change of use from a single family dwelling to a duplex, a Modification to the required side setback to construct an attached two-car covered parking area and new 2nd-story bedroom addition.** The following structure currently exists on the parcel: a residence of approximately 1,545 square feet. The proposed project will not require grading. The property is a 5,623 square foot parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-030, located at **6709 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 5/06/11 and 6/03/11)

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **11BAR-00000-00124** **Robbins/Kaplan Jesusita Fire Rebuild** **Mission Canyon**
09JES-00000-00086 (Kimberly McCarthy, Case Manager) **Jurisdiction: Ridgeline-Urban**
Request of Joaquin Ornelas, agent for the owners, Brian Robbins and Linda Kaplan, to consider Case No. 11BAR-00000-00124 for **conceptual review of new two-story residence of approximately 3,032 square feet with a veranda of approximately 342 square feet and a detached garage of approximately 525 square feet.** The existing structures (residence of approximately 1,641 square feet and garage of approximately 484 square feet) were destroyed in the Jesusita Fire. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-020, located at **1108 Palomino Road** in the Mission Canyon area, First Supervisorial District.
5. **11BAR-00000-00105** **Fox New Residence and Carport** **Mission Canyon**
11LUP-00000-00240 (Kimberly 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 **preliminary/final approval 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. (Continued from 7/15/11)
6. **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 **preliminary/final approval 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 78.87 acre 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. (Continued from 7/15/11)

The Representatives of the following items should be in attendance at this SBAR Meeting by 11:00 A. M.

- Washburn Residence**
7. **11BAR-00000-00075 Addition, New Garage and Trellis Santa Barbara**
11LUP-00000-00181 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Paul Washburn, owner, to consider Case No. 11BAR-00000-00075 for **preliminary/final approval of a residence addition of approximately 607 square feet, covered entry of 33 square feet, new attached garage of approximately 264 square feet and trellis addition of approximately 396 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,393 square feet and attached garage of approximately 460 square feet. The proposed project will not require grading. The property is a 0.82 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-231-004, located at **1379 Camino Meleno** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/03/11 & 6/17/11)
8. **09BAR-00000-00104 Tea Fire Bakewell Residence and Garage Santa Barbara**
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline –Rural**
11LUP-00000-00245 (Megan Lowery, Planner)
Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **further conceptual review/preliminary approval of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/24/09, 11/06/09, and 10/15/10)
9. **11BAR-00000-00117 Sonnino/Brillo Residential Addition Hope Ranch**
11LUP-00000-00261 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline Urban**
Request of Adele Goggia, Harrison Design Associates, architect for the owners, Mark Sonnino and Lyn Brillo, to consider Case No. 11BAR-00000-00117 for **conceptual review and preliminary/final approval of a residential addition of approximately 2,000 square feet and conversion of existing accessory structure to habitable space.** The following structures currently exist on the parcel: residence of approximately 4,916 square feet, guesthouse of approximately 647 square feet, garage of approximately 606 square feet, garage of approximately 588 square feet, accessory structure of approximately 395 square feet, and stables of approximately 573 square feet. The proposed project will not require grading. The property is a 5.23 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-001, located at **4225 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.
10. **11BAR-00000-00125 Wheeler Second Story Addition Hope Ranch**
11LUP-00000-00292 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline Urban**
Request of Akiko Wade Davis, architect for the owner, Gene Wheeler, to consider Case No. 11BAR-00000-00125 for **conceptual review of a second story addition of approximately 675 to the existing residence and garage addition of approximately 83 square feet.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet and garage of approximately 472 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District.

The Representatives of the following items should be in attendance at this SBAR Meeting by 12:00 P. M.

11. 11BAR-00000-00063 Rubin Residence Additions Hope Ranch
11MOD-00000-00002 / 11CDH-00000-00015 (Brian Banks, Planner) **Jurisdiction: Coastal**
Request of Wade Davis Design, architect for the owners, Stuart and Annette Rubin, to consider Case No. 11BAR-00000-00063 for **final approval of a residence addition of 636 square feet, new basement of approximately 2,445 square feet and new guest house of approximately 800 square feet. The project requires a Modification to allow an encroachment into the side setback of approximately 4 feet.** The following structures currently exist on the parcel: a residence of approximately 4,882 square feet and attached garage of approximately 857 square feet. The proposed project will require approximately 450 cubic yards of cut. The property is a 1.7 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-006, located at **4347 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/20/11 and 6/03/11)

Toro Canyon/Summerland/Carpinteria Areas

12. 11BAR-00000-00118 Kelly Porch Enclosure Summerland
11CDP-00000-00043 (Brian Banks, Planner) **Jurisdiction: Summerland**
Request of John Watson, architect for the owners, Clinton and Louise Kelly, to consider Case No. 11BAR-00000-00118 for **conceptual review and preliminary approval of the enclosure of existing upper-level porch of approximately 151 square feet (converting it into habitable space), removal of tower element, and installation of four roof dormers.** The following structures currently exist on the parcel: residence of approximately 2,485 square feet and hobby studio of approximately 600 square feet. The proposed project will not require grading. The property is a 0.27 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-021, located at **2465 Whitney Avenue** in the Summerland area, First Supervisorial District.
13. 10BAR-00000-00171 MRE No. 2 & 3 LLC New Residence Summerland
10CDP-00000-00092 (Alex Tuttle, Planner) **Jurisdiction: Summerland**
Request of John B. Kilbane, Archwest Developments, Inc., architect for the owner, Montecito Ranch Estates, No. 2 & 3 LLC, to consider Case No. 10BAR-00000-00171 for **final approval of construction of a new 7,195 square foot (gross) single-family residence with a 825 square foot basement, a 975 square foot attached garage, a 760 square foot guest house, a sunken tennis court, pool, spa, viewing deck, and associated landscaping and hardscape on Lot 2.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.03 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 11/19/10 and 3/04/11)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review, Anita Hodosy
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: July 26, 2011

RE: 11BAR-00000-00023/11LUP-00000-00127, Jesusita Fire - Koonce SFD Rebuild,
2815 Holly Road, APN 023-320-010

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:

FURTHER CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: 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 dwelling destroyed in the Jesusita Fire. The two-story dwelling will be approximately 3,902 square feet in size (first floor \approx 2,212, second floor \approx 1,790) with an attached carport approximately 310 square feet in size. The maximum height of the structure will be 28 feet. Approximately 127 cubic yards of cut and fill are required to prepare the site. The project

will not require the removal of any trees or native vegetation. Water service is provided by the City of Santa Barbara. An existing private septic system will serve the new dwelling. Access to the property will continue to be provided off an existing driveway via Holly Road.

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

c: Case File
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: July 26, 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: Brian Banks, Planner

DATE: July 19, 2011

RE: 11BAR-00000-00095, Marsch Accessory Structure, 11LUP-00000-00224, 2900
Hidden Valley Ln., APN 155-080-050

Preliminary review indicates that the project complies with the all requirements of the 10-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, including the Toro Canyon 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 on CONSENT
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- N/A
-

PROJECT DESCRIPTION:

The proposed project is for validation of the unpermitted construction of a detached accessory storage shed of approximately 280 square feet in size, with a height of 12 feet. No plumbing within the structure is proposed. No grading or tree removal is proposed. Access will continue to be provided via a private driveway off Hidden Valley Lane. The property is a 6.33 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-050, addressed as 2900 Hidden Valley Lane, 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

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**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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Nicole Lieu, Planner

DATE: August 11, 2011

RE: Danbranbriya New Single Family Dwelling
2702 Gibraltar Road, Santa Barbara
Case No. 11LUP-00000-00245, APN 021-020-006

The project is subject to all zoning requirements for the 40-E-1 zone district and with the requirements of the Land Use and Development Code.

This project may proceed for:

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

ACTION by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project has been scheduled for action by your board at the Preliminary level so that action to deny the project may occur if necessary. The project is not at an appropriate planning stage for Preliminary approval so please limit comments to a conceptual level if BAR approval of the currently proposed design appears possible.

PROJECT DESCRIPTION:

The proposed project is for rebuild and expansion of a previously existing 2-story residence destroyed in the Tea Fire. The proposed project includes the construction of a new 7,063

square foot single family dwelling with a 482 attached garage and pool. Approximately 300 cubic yards of cut and 150 cubic yards of fill are proposed. No trees would be removed.

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 LUP is subject to my review.**

c: Case File (to Planner)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: July 15, 2011

RE: 11BAR-00000-00117/11LUP-00000-00261, 4225 Cresta Avenue, Sonnino-Brillo
SFD Addition

Preliminary review indicates that the project complies with the all requirements of the 3.5-EX-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
 CONCPTUAL/PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project is subject to the Ridgeline Hillside Overlay regulations.

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 1,073 square feet (net) to the first floor of the residence, attaching the garage to the dwelling, conversion of a portion (approximately 395 square feet) of an existing garage creating approximately 964 square feet (net) of additional habitable space and an addition of approximately 964 square feet (net) to the second story of dwelling. The residence will become approximately 7,348

square feet (net) in size. The maximum height of the structure will remain 28 feet, nine inches. The project does not require any grading or the removal of any native vegetation or trees. Eight parking spaces (four covered and four uncovered) will remain available on the parcel. On-site development will continue to be served by the La Cumbre Mutual Water Company and an existing private septic system. Access to the property will continue to be taken from the existing driveways via Cresta Avenue.

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: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: August 12, 2011

RE: 11BAR-00000-00047 6709 Del Playa, Isla Vista
Gelb Setback Modification – 11MOD-00000-00003 & Gelb Duplex to SFD and New Addition

Preliminary review indicates that the project does comply with the all zoning requirements for the SR-M-8 zone district and is compatible with the requirements of Article II and the policies of the County Comprehensive Plan, including the Goleta Community Plan.

This project may proceed for:

- REVISED PRELIMINARY / FINAL – For CDH**
- FINAL – For MOD**

APPROVAL by your board.

PLANNER COMMENTS

- The project went before the Zoning Administrator for the Modification and CDP/H on 7/11/11
- Since ZA approval, the applicant revised new garage to remain as carport in order to avoid a third party appeal of the project.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to permit the removal of the following: 1) approximately 627 square feet of existing single-family dwelling that is nearest to the eroding bluff-face, 2) removal of all hazardous patio pavers and wood decking at or near the bluff top, 3) removal of any exposed concrete footings and/or caissons presenting a hazard to the beach area below. The permit is also for the change of use from a single-family dwelling to a duplex. The project is also for a Modification to the required 5-foot side setback, reducing the setback by 2-feet to allow the construction of new structural supports for the second-story bedroom addition while maintaining the existing 2-car carport below. The project would not require any grading and would not require any tree removal. The parcel will continue to be served by the Goleta Water District, the Goleta-West Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Del Playa Drive. The property is a 0.13-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-030, located at 6709 Del Playa in the Isla Vista Master Plan area of Goleta and also within the Goleta Community Plan area, Third 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 CDP is subject to planner review after approval by the ZA.

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: Brian Banks, Planner 

DATE: August 9, 2011

RE: 11BAR-00000-00063, Rubin Addition/Guesthouse/Grading, 11CDH-00000-00015 /
11MOD-00000-00002, 4347 Marina Drive, APN 063-220-006

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 Article II Zoning Ordinance and the policies of 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:

<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:

- Note: Reduced size of basement from 2,750 sq. ft. to 2,447 sq. ft.
-

PROJECT DESCRIPTION:

11CDH-00000-00015

The project is to allow single story additions of 726 square feet to the existing dwelling, a change of use of 200 square feet of the existing garage to new habitable space, construction of a basement of 2,447 square feet, and construction of a Guesthouse of 800 square feet. The project also includes new site walls and entry gates, new septic system for the proposed

Guesthouse, demolition of the existing spa and construction of a new spa, and grading of 1,400 cubic yards cut. The proposed grading quantities include site grading of 200 cubic yards cut at the motor court area to the north of the dwelling, and site grading of 250 cubic yards cut to the south of the dwelling (adjacent to the existing pool area and proposed Guesthouse) for drainage improvements, new stairs and to accommodate the proposed Guesthouse septic system. Excavation of 750 cubic yards for the proposed basement and 200 cubic yards for the partially below-grade Guesthouse accounts for the balance of cut material.

11MOD-00000-00002

The proposed addition requires approval of a setback Modification to allow an encroachment of a maximum of 4 feet into the required 25 ft. side yard setback.

The parcel will continue to be served by the La Cumbre Mutual Water District, private septic, and the Santa Barbara County Fire Department. Access would continue to be provided off of Marina Drive. The property is a 1.54-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-006, located at 4347 Marina Drive in the Hope Ranch area, Second Supervisorial District.

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 Hodoso, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner

DATE: July 18, 2011

RE: 11BAR-00000-00118, Kelly Addition, 11CDP-00000-00043, 2465 Whitney Ave,
APN 005-152-021

Preliminary review indicates that the project complies with the all zoning requirements for the 7-R-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Summerland 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:

CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Note: The project FAR is calculated at 3,057 sq. ft, 43 sq. ft. below the max. FAR of 3,100 sq. ft.

PROJECT DESCRIPTION:

The proposed project is for validation of an existing 179 (gross) sq. ft. enclosure of a portion of the upper floor porch of the existing dwelling, removal of a "tower" element that extends

approximately 4 feet above the roof ridge, and installation of 4 dormers that shall not exceed the existing ridge height. The project also includes an interior remodel, several new windows, two new doors, a new fireplace with chimney, and new paint. No grading or tree removal is proposed. The residence shall continue to be served by the Montecito Water District, Summerland Sanitary District, and Carpinteria-Summerland Fire District. Access to the site will continue to be provided via a private drive off Whitney Ave. The property is a 0.27-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-021, located at 2465 Whitney Ave in the Summerland area, First Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the 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: Alex Tuttle, 884-6844

DATE: March 2, 2011

RE: 10BAR-00000-00171, MRE Lot 2 New Residence, 10CDP-00000-00092, 200
Montecito Ranch lane, APN 005-210-062

Preliminary review indicates that the project complies with the all zoning requirements for the RR-5 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan and Summerland 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:

Landscaping and irrigation plans, drainage plan and how runoff is conveyed off-site, the scope and extent of grading west of the residence, and night lighting.

PROJECT DESCRIPTION:

The proposed project is for a Coastal Development Permit to allow construction of a 7,195 square foot (gross) single-family residence with a 975 square foot attached garage, a 760 square foot guest house, a sunken tennis court, pool, spa, viewing deck, and associated landscaping and hardscape. Grading will include 2,148 cubic yards of cut and 2,040 cubic yards of fill, to be balanced on site. No trees are proposed for removal. The parcel will be served by the Montecito Water District, the Summerland Sanitary District, and the Carpinteria/Summerland Fire District. Access will be provided off of Montecito Ranch Lane and Via Real. The property is a 5.03-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at 200 Montecito Ranch Lane in the Summerland Area, First Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the 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