



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

**Meeting Date: August 26, 2011
9:00 A.M.**

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

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**
- II. **MINUTES:** The Minutes of August 12, 2011 will be considered.
- IV. **SBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. **STAFF UPDATE**
- VI. **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-00000-00132 Lorenzen-Hughes Remodel/Addition/Change of Use Isla Vista**
11CDH-00000-00034 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Dawn Sherry, agent/architect for the owner, Linda Lorenzen-Hughes, to consider Case No. 11BAR-00000-00132 for **conceptual review of deck replacement and conversion of the existing duplex to a single family dwelling.** The following structures currently exist on the parcel: one duplex of approximately 2,210 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-213-009, located at **6565 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.
- 2. **11BAR-00000-00127 Icon Gardens @ UCSB, LLC Isla Vista**
10DVP-00000-00010 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
Request of Jay Blatter, architect for the owner, Icon Gardens at UCSB, LLC, to consider Case No. 11BAR-00000-00127 for **conceptual review of a 35-unit mixed used project of approximately 44,833 total square feet, consisting of approximately 22,483 square feet of commercial space and approximately 22,360 square feet of residential space, and a automated parking structure of approximately 4,857 square feet.** The following structures currently exist on the parcel: 2 storage buildings of approximately 10,000-12,000 square feet each. The proposed project will require approximately 14,000 cubic yards of cut and no fill. The property is a 19,888 square foot parcel zoned C-2 and shown as Assessor's Parcel Numbers 075-171-013 and 075-171-014, located at **6522 and 6530 Seville Road** in the Isla Vista area, Third Supervisorial District.
- 3. **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 and 8/12/11)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **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 and 8/12/11)
5. **11BAR-00000-00128 Bottorff Residential Addition Santa Barbara**
11LUP-00000-00295 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**
Request of Woody Boyce, agent for the owner, Sarah Meyer Bottorff, to consider Case No. 11BAR-00000-00128 for **conceptual review of an addition of approximately 214 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,910 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-441-017, located at **5374 Paseo Orlando** in the Santa Barbara area, Second Supervisorial District.
6. **09BAR-00000-00104 Tea Fire Bakewell Residence and Garage Santa Barbara**
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline –Rural**
11LUP-00000-00245 (Nicole Lieu, 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, 10/15/10, and 8/12/11)

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

7. **09BAR-00000-00103 State Street Hospitality, Inc. 90-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 a **site visit of a new 90-room hotel of approximately 46,849 square feet with a partially subterranean parking garage of approximately 43,758 square feet (94 parking spaces), and a retaining wall located adjacent to the retention basin in the rear of the property, which would be approximately eight feet in height with a 3.5-foot safety railing located within a setback.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, one residence (currently vacant) of approximately 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 0.87-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. (Continued from 7/10/09, 12/18/09 & 1/22/10 2/05/10, and 2/19/10)

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

8. **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 **site visit 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, and 7/15/11)

The Representatives of the following items should be in attendance at this SBAR Meeting by 1:30 P. M.

9. **09BAR-00000-00103** **State Street Hospitality, Inc. 90-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 **further conceptual review of a new 90-room hotel of approximately 46,849 square feet with a partially subterranean parking garage of approximately 43,758 square feet (94 parking spaces), and a retaining wall located adjacent to the retention basin in the rear of the property, which would be approximately eight feet in height with a 3.5-foot safety railing located within a setback.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, one residence (currently vacant) of approximately 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 0.87-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. (Continued from 7/10/09, 12/18/09 & 1/22/10, 2/05/10, and 2/19/11)

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

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 **further 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, and 7/15/11)

- 11. 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 **preliminary approval 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 and 7/15/11)

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

- 12. 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 **preliminary approval 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, and 7/15/11)
- 13. 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 **further 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. (Continued from 8/12/11)
- 14. 11BAR-00000-00094 Conner New Residence and Barn Carpinteria**
11CDP-00000-00040 (Kimberly McCarthy, Planner) Jurisdiction: Rural Ridgeline
- Request of Eva Turenchalk, agent for the owners, Mr. and Mrs. Arthur Conner, to consider Case No. 11BAR-00000-00094 for **further conceptual review of a new residence of approximately 836 square feet and barn of approximately 960 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.47 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 001-050-018, located at 7025 Gobernador Canyon Road in the Carpinteria area, First Supervisorial District (Continued from 7/01/11).

15. 10BAR-00000-00109 Anberg/Burroughs New Residence and Garage Carpinteria
11CDP-00000-00023 (Nicole Lieu, Planner) Jurisdiction: Toro Canyon

Request of Cearnal Andrulaitis, LLP, architect for the owners, Dan Anberg and Lisa Burroughs, to consider Case No. 10BAR-00000-00109 for **final approval of a new residence of approximately 4,183 square feet and attached garage of approximately 1,654 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 481 cubic yards of cut and approximately 41 cubic yards of fill. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-033, located at **1949 Paquita Way** in the Carpinteria area, First Supervisorial District. (Continued from 8/20/10 & 6/17/11)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: August 26, 2011

RE: **Lorenzen SFD Cutback 6565 Del Playa Drive, Isla Vista/Goleta, CA**
Case No. 11CDH-00000-00034 APN 075-213-009

Preliminary review indicates that the project **does not** comply with the all zoning requirements for the SR-M-8 zone district and **may not** be compatible with the requirements of the Coastal Zoning Ordinance (Article II) and the policies of the County Comprehensive Plan, including the Goleta Community Plan.

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

This project may proceed for:

CONCEPTUAL ONLY

APPROVAL by your board.

PLANNER COMMENTS:

The project application is incomplete. The following information is still needed:

1. **Revised Site Plans.** Please provide revised site plans showing the following:
 - a. Depict and label the location of all required parking spaces;
 - i. Vehicle parking: 2 spaces for each bedroom (8.5'x16')
 - ii. Secure bicycle parking: 1 covered and one uncovered space for each bedroom
 - b. Depict and quantify the areas of landscaping (required to be at least 15% NET lot area);
 - c. Reduce the number of proposed bedrooms to a maximum of three, pursuant to Article II, Section 35-76.7 for the 3,298 [net] sq. ft. lot;
 - d. Number and calculate the total area of each room within the dwelling;
 - e. Depict and label the required 5-foot parking setback from road right-of-way for the SR-M zone district. *Note:* No required parking may encroach closer than this 5-feet;
 - f. Clearly depict and correctly label the 20-foot front setback.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit (with Hearing) to allow for a 21-foot cutback of an existing 2,251 sq. ft. five-bedroom duplex, conversion of the duplex to a single-family dwelling and an addition of approximately 92 sq. ft., internal remodel to eliminate two-bedrooms and install a new kitchen. The resulting structure will be a 1,755 sq. ft. three-bedroom SFD and located approximately 30 feet from the top of the bluff. New construction would include an approximately 70 sq. ft. south-facing second-story deck. No grading or tree removal would be required as a part of this project. The parcel would 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 0.14-acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-213-009, located at 6565 Del Playa Drive in the Isla Vista Master Plan area of Goleta, 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 Land Use Permit would be subject to P&D planner 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: Nicole Lieu, Planner

DATE: August 24, 2011

RE: JP Morgan Chase Bank Commercial Improvement
Case No. 11BAR-00000-00088, 11CDP-00000-00036
901 Embarcadero Del Norte, APN: 075-114-009

The project is subject to the zoning requirements for the C-2 zone district and with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan.

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Architectural style
 - Compatibility with the Isla Vista Community
-

PROJECT DESCRIPTION:

The proposed project is for conceptual review of commercial retail tenant improvement of approximately 1,713 square feet.

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: Brian Banks 

DATE: August 22, 2011

RE: 11BAR-00000-00112, Klein Pool & Cabana, 11LUP-00000-00247, 3640 Mibek Rd, APN 153-260-061

Preliminary review indicates that the project complies with the all requirements of the 40-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

N/A

PROJECT DESCRIPTION:

The proposed project is for construction of a 798 (net) square foot pool cabana with attached loggia of 478 square feet and a new swimming pool. The height of the cabana

shall be 14 feet. Grading of approximately 100 cubic yards cut / 5 cu. yards fill is proposed. No tree or native vegetation removal is proposed. The parcel shall continue to be served by a private water well, private septic system, and the Santa Barbara County Fire Dept. Access to the site shall continue to be provided via Mibek Road. 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 rural Goleta 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 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: Kimberley McCarthy, Planner

DATE: August 23, 2011

RE: 11BAR-00000-00128/11LUP-00000-00295, Bottorff SFD Addition, 5374 Paseo Orlando

Preliminary review indicates that the project complies with the all requirements of the 12-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:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION: The proposed project is for an addition of approximately 214 square feet to the southwest portion (front) of the existing one-story single family dwelling and the construction of a trellis over the entryway. The height of the residential addition will match the roofline of the existing structure. The trellis will be approximately 90 square feet in size with a maximum height of nine feet. The project will not require any grading. The site will continue to be served by the Goleta Water and Sanitary Districts and accessed from an existing driveway off Paseo Orlando.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Nicole Lieu, Planner

DATE: August 24, 2011

RE: Danbranbriya New Single Family Dwelling
2702 Gibraltar Road, Santa Barbara, APN: 021-020-006
Case No. 11LUP-00000-00245, 09BAR-00000-00104

The project is subject to all requirements of the 40-E-1 zone and with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan.

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Please limit comments to a conceptual level unless your board wishes to deny the project. The project has been scheduled for review at the preliminary level in order to allow for BAR denial of the project if necessary. **NOTE:** The currently proposed project does not appear to meet the 16 foot hillside-ridgeline height limitation.

PROJECT DESCRIPTION:

The proposed project is for further conceptual review/preliminary approval/denial 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 proposed project will require approximately 119 cubic yards of cut and approximately 129 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: August 23, 2011

RE: 10BAR-00000-00193/10CDP-00000-00099, Turnbull Residence, Unaddressed -
2500 block of Whitney Avenue

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 Local Coastal 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
 REVISED FINAL
APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The proposed development's compatibility with the surrounding neighborhood (Floor Area Ratio, height, size bulk and scale).

PROJECT DESCRIPTION:

The proposed project is for the construction of a new two-story single family dwelling on a vacant parcel. The residence has a proposed first floor of 1,666 square feet (net) and a second story of approximately 872 square feet (net) with a basement area approximately 250 square feet (net) in size. A detached garage approximately 484 square feet (net) in size with a rooftop deck is proposed immediately south of the proposed dwelling. A walkway

with storage structures and an accessibility lift is proposed from the garage rooftop deck to the main level of the residence. The residence will have an average height (measured from average finished grade to the mean height) of 22 feet. A deck with spa and low privacy wall, outdoor barbecue, fireplace and pergola are proposed on the northern (back) portion of the property. The pergola will have a maximum height of 12 feet. Construction activities require approximately 115 cubic yards of cut and 61 cubic yards of fill. The project does not require the removal of any native vegetation or specimen trees. The residence will be served by the Summerland Water and Sanitary districts. Access will be provided by a new driveway off Whitney 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 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: J. Ritterbeck, Planner

DATE: August 26, 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:

PRELIMINARY APPROVAL 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 Hodoso, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: August 22, 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:

- | | |
|-------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> | FURTHER CONCEPTUAL/PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | 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.
 - The dormers have been removed per SBAR comments.
-

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 and relocation of a "tower" element that extends approximately 4 feet above the roof ridge. 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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11BAR-00000-00118 Further Conceptual_Prelim.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: August 23, 2011

RE: 11BAR-00000-00094/11CDP-00000-00040, Conner SFD & Barn, 7015
Gobernador Canyon Road, APN 001-050-018

Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-1zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Local Coastal 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:

x	FURTHER CONCEPTUAL
	PRELIMINARY
	FINAL
	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for construction of a single family dwelling approximately 872 square feet in size with a maximum height of 13.5 feet and a barn approximately 1,120 square feet with a maximum height of 16 feet. A half bathroom (toilet and washbasin only) is proposed in the barn structure. Construction activities on the currently vacant parcel require approximately 150 cubic yards of cut and 150 cubic yards of fill and the

construction of several retaining walls. Access to the site will be taken from a private driveway off Gobernador Canyon Road. Two uncovered on-site parking spaces will be provided east of the barn structure. Water service will be provided by the Carpinteria Valley Water District. A private septic system will be installed to serve the site development.

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: Nicole Lieu, Planner

DATE: August 24, 2011

RE: 10BAR-00000-00109, Andberg New SFD & Pool
11CDP-00000-000023, 1949 Paquita Drive, Carpinteria, APN 005-290-033

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

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:

- Lighting wattage and design
 - Compatibility of materials with the hillside location
-

PROJECT DESCRIPTION:

The proposed project is for a new residence of approximately 3,494 square feet, an attached garage of approximately 621 square feet, and pool.

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 11CDP-00000-00023 (to Planner)
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: South Board of Architectural Review
Attn: Anne Almy

FROM: Allen Bell, Senior Planner
Development Review Division

DATE: August 26, 2011

RE: Verano del Mar Elevator Building
Case Numbers: 11BAR-00000-00052 and 11CDP-00000-00034
Assessor's Parcel Number: 005-173-001
Project Address: 108 Pierpont Avenue, Summerland

The project includes a detached elevator building, associated stairs and decks, and associated minor revisions to the existing building. Sheet A1 (August 22, 2011) includes a project description. Sheet A2a (August 22, 2011) shows the limits of the project.

Preliminary review indicates that the project complies with the zoning requirements for the C-1 zone district and is compatible with 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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Historic Report. The applicant's historic report concludes that the existing building is an historic resource (Preservation Planning Associates, June 20, 2011). The report also analyzed the project and concluded that the proposed elevator building would have "a less than significant impact" on this historic resource.

Siting and Design of Elevator Building. SBAR's previous comments raised some concerns regarding the distance between the proposed elevator building and the existing building. The siting and overall design of the proposed elevator building have not changed. Please review these and other elements of the project for consistency with the applicable design standards.

Exterior Color. Please consider and provide additional comments on the exterior color of the proposed elevator building and existing building.

PROJECT DESCRIPTION:

Elizabeth Sorgman, representing the property owner, Verano del Mar, LLC, has requested a Coastal Development Permit to construct an elevator building; construct associated stairs, walkways, and ramps; convert a roof deck to a floor deck; revise a door entry at the back of the lobby; and replace a bay window on the upper level with a new window and doors. The purpose of these improvements is to provide access to the first and second floors of the existing building in compliance with the Americans with Disabilities Act (ADA). The existing building is approximately 7,122 square feet in size and the proposed building will be approximately 7,059 square feet in size. The proposed elevator building will be approximately 83 square feet in size and approximately 30 feet in height. (Statistics are gross area.) The exterior of the proposed elevator building includes horizontal siding and other materials similar to those on the existing building. The project would require approximately 10 cubic yards of cut and fill and would not affect any existing trees. The subject parcel totals approximately 22,216 square feet (0.51 acres) (gross area) and is zoned Limited Commercial (C-1) under the Coastal Zoning Ordinance. It is identified as Assessor's Parcel Number 005-173-001 and located at 108 Pierpont Avenue, Summerland, 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 project is subject to my review.**

cc Case File (Allen Bell, Senior Planner)
David Villalobos, Administration Division, P&D
Paul Franz (3749 Santa Clause Lane, Carpinteria, CA 93013)
Holly Bradbury, Long Range Planning Division, P&D
Ron Bensel, Public Works Department
Ed Foster, Fire Marshal, Carpinteria-Summerland Fire Protection District (1140 Eugenia Place, Suite A, Carpinteria, CA 93013)