



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: September 2, 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

II. MINUTES: The Minutes of August 26, 2011 will be considered.

III. CONSENT:

C-1. 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 **final approval on consent 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 & 8/26/11)

IV. STAFF UPDATE

V. 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 **further conceptual review/preliminary approval of a 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. (Continued from 8/26/11)

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. 11BAR-00000-00135 Burns New Residence, Garage, Guesthouse Santa Barbara

(No planner assigned) **Jurisdiction: Ridgeline-Rural**

Request of Wade Davis Design, architect for the owners, Paul and Solange Burns, to consider Case No. 11BAR-00000-00135 for **conceptual review of a new residence of approximately 2,259 square feet with a detached garage of approximately 502 square feet, and guesthouse of approximately 400 square feet.** The lot is currently vacant. The proposed project will require approximately 646 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.14 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, Second Supervisorial District.

3. **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 **further conceptual review and preliminary approval 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. (Continued from 8/12/11)

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

4. **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 **preliminary approval 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. (Continued from 8/26/11)

Toro Canyon/Summerland/Carpinteria Areas

5. **11BAR-00000-00136 Deneault Residence Summerland**
(No planner assigned) **Jurisdiction: Summerland**
Request of Richard Alan Deneault, owner, to consider Case No. 11BAR-00000-00136 for **conceptual review of reconstruction of residence of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 971 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-004, located at **2432 Banner Avenue** in the Summerland area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner

DATE: September 2, 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:

- FURTHER CONCEPTUAL/PRELIMINARY**
- PRELIMINARY/FINAL**
- FINAL ON CONSENT**
- 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: September 2, 2011

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

Preliminary review indicates that the project would comply with the all zoning requirements for the SR-M-8 zone district and would 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, subject to specific conditions.

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

This project may proceed for:

**CONCEPTUAL AND PRELIMINARY
APPROVAL** by your board.

PLANNER COMMENTS:

The agent has worked with P&D staff to address all zoning issues by reducing the project from a Cutback / Addition / Change of Use to now only be a Cutback and Interior Remodel.

Revised plans will show only interior redesign after the required cutback of the existing Duplex is completed.

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, internal remodel to maintain all five existing bedrooms and two separate kitchen areas. The resulting structure will be an approximately 1,650 sq. ft. five-bedroom duplex and located approximately 30 feet from the top of the bluff. 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 Coastal Development Permit would be subject to P&D 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 31, 2011

RE: 11BAR-00000-00125/11LUP-00000-00292, Wheeler SFD Addition, 4050 Via
Laguna

Preliminary review indicates that the project complies with the all requirements of the 1.5-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:

FURTHER CONCEPTUAL/PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 83 square feet (net) to the attached garage, conversion of approximately 41 square feet (net) of the garage to habitable space (interior stairway) and the addition of approximately 592 square feet (net) above the garage creating a new master bedroom suite. The proposed additions will increase the height of the residence to 24 feet. The project does not require any grading or

the removal of any trees or native vegetation. The site will continue to be served by the La Cumbre Mutual Water District and an existing private septic system. Access will continue to be taken from existing driveways from Via Laguna. Six onsite parking spaces are provided on the site.

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: August 31, 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
 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.

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