



COUNTY OF SANTA BARBARA

REVISED (8/30/10) 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 3, 2010
9:00 A.M.**

Revision: Item C-3 10BAR-00000-00116 Reetz Residence Addition was added to the Consent Agenda.

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.

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

- 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.
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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 August 20, 2010 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. 09BAR-00000-00066

**St. George Residence Addition, Garage Demolition/Rebuild, Carport,
and 2nd Story Unit**

Isla Vista

09CDH-00000-00012 (J. Ritterbeck, Planner)

Jurisdiction: Isla Vista

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 09BAR-00000-00066 for **further final approval on consent of residence addition of approximately 132 square feet, demolition of existing garage of approximately 400 square feet, proposed garage of approximately 509 square feet, proposed carport of approximately 220 square feet, proposed second story unit of approximately 490 square feet and second story balcony of approximately 210 square feet.** The following structures currently exist on the parcel: residence of approximately 860 square feet and garage of approximately 400 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 5,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-191-016, located at **6721 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 5/08/09, 05/22/09, 5/21/10, 4/02/10, 8/13/10 & 8/20/10)

C-2. 09BAR-00000-00197

Crocker Residence Additions

Mission Canyon

09LUP-00000-00509 (Nicole Mashore, Planner)

Jurisdiction: Ridgeline – Urban

Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 09BAR-00000-00197 for **final approval on consent of a residence addition of approximately 3,131 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and an accessory structure of approximately 352 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.009 acre parcel zoned A-1 and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10, 8/13/10 & 8/20/10)

C-3. 10BAR-00000-00116

Reetz Residence Addition

Mission Canyon

10LUP-00000-00298 (Kimberley McCarthy, Planner)

Jurisdiction: Mission Canyon

Request of Tony Kaady, agent for the owner, Randall Reetz, to consider Case No. 10BAR-00000-00116 for **final approval on consent of residence addition of approximately 220 square feet, deck replacement of approximately 428 square feet and new roof damaged in fire.** The following structures currently exist on the parcel: a residence of approximately 1,175 square feet and detached garage of approximately 220 square feet. The proposed project will not require grading. The property is a .77acre parcel zoned R-3 and shown as Assessor's Parcel Number 023-240-003, located at **795 Mission Oaks Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 8/13/10)

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.

- 1. 09BAR-00000-00213 Adderton New Residence Isla Vista**
10CDP-00000-00040 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **final approval of a new residence of approximately 2,176 square feet and an attached garage of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10 & 4/16/10 & 7/2/10)
- 2. 10BAR-00000-00115 Edgerton Residence Addition Santa Barbara**
10LUP-00000-00289 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Patrick Marr, architect for the owner, Sylvelin Edgerton, to consider Case No. 10BAR-00000-00115 for **preliminary/final approval of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,056 square feet and garage of approximately 450 square feet. The proposed project will not require grading. The property is a 7,023 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 065-501-001 located at **5218 Rhoads Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/13/10)
- 3. 10BAR-00000-00132 Howen Residence Addition Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Curt Miniot, agent for the owners, **Marshall and Celia Howen**, to consider Case No. 10BAR-00000-00132 for **conceptual review of a residence addition of approximately 203 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,532 square feet, guesthouse of approximately 731 square feet and garage of approximately 288 square feet. The proposed project will not require grading. The property is a .43 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-015, located at **4650 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District.
- 4. 10BAR-00000-00123 Pacifica Graduate Institute Screening of Sewer Lift Station Carpinteria**
10CDP-00000-00071 (Nicole Mashore, Planner) **Jurisdiction: Toro Canyon**
Request of Steve Fort agent for the owner, Pacifica Graduate Institute, to consider Case No. 10BAR-00000-00123 for **conceptual review/preliminary/final approval of a screening for a sewer lift of approximately 336 square feet.** The following structures currently exist on the parcel: Various campus building of a total of approximately 15,400 square feet. The proposed project will require approximately 60 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 12.96 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-054, located at **249 Lambert Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

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

5. **09BAR-00000-00186 Summerland Market Exterior Alterations Summerland**
07BDP-00000-00689 (Kimberly McCarthy, Planner) **Jurisdiction: Summerland**
Request of Jim Feinberg, agent for the tenant, Elian (Louie) Hanna, to consider Case No. 09BAR-00000-00186 for **preliminary/final approval of exterior alterations, including faux chimney and change to approved lighting fixtures above gas pumps.** The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 01/08/10 & 03/19/10)
6. **10BAR-00000-00096 Tchaghlassian Commercial Addition Santa Barbara**
10LUP-00000-00221 (Kimberly McCarthy, Planner) **Jurisdiction: Commercial**
Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for **further conceptual review of a commercial addition of approximately 1,755 square feet (gross).** The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: September 3, 2010

RE: **09BAR-00000-00066, St. George Duplex,
P&D Case: 09CDH-00000-00012
6721 Sabado Tarde, Isla Vista, APN 075-191-016**

Preliminary review indicates that the project complies with the all zoning requirements for the SR-M-18 and the MRD-25 zone districts and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, including the Isla Vista Master Plan.

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

This project may proceed for:

FINAL APPROVAL by your board.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit (w/Hearing) to allow the demolition of the existing unpermitted 400 sf garage and existing 860 sf SFD. The project is also for the construction of a new 1,460 sf duplex (992 sf lower unit, 468 sf upper unit), a new 398 sf attached garage and a new 224 sf covered balcony off the upper unit of the duplex. Grading would be less than 50 cubic yards and no trees would be removed 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 would continue to be provided off of Sabado Tarde Road. The property is a 0.11-acre parcel currently zoned SR-M-18 and was rezoned to MRD-25 in the Isla Vista Master Plan. The parcel is shown as Assessor's Parcel Number 075-191-016, located at 6721 Sabado Tarde Road in the Isla Vista / Goleta Area, 3rd 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 review by the Zoning Administrator, or the Planning Director if a waived hearing is requested.

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Nicole Mashore, Planner

DATE: September 3, 2010

RE: Crocker Residence Additions, Case No. 09BAR-00000-00197,
09LUP-00000-00509, 2010 Las Canoas Road, APN: 021-010-049

Preliminary review indicates that the project complies with the all requirements of the AG-I-10 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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.

PROJECT DESCRIPTION:

The proposed project is for construction of a residence addition of approximately 3,131 square feet. The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and an accessory structure of approximately 352 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.009 acre parcel zoned A-1 and shown as Assessor's Parcel Number 021-010-049, located at 2010 Las Canoas Road in the Mission Canyon 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 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

DATE: August 30, 2010

RE: 10BAR-00000-00116/10LUP-00000-00298, 795 Mission Oaks Lane, Reetz SFD
Addition

Preliminary review indicates that the project complies with the all requirements of the 20-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
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project is subject to review under the Draft Mission Canyon Residential Design Guidelines (May 2008).

PROJECT DESCRIPTION:

The proposed project is for an addition of approximately 220 square feet to the existing single family dwelling and the construction/repair of a deck on the southern portion of the

residence. The deck area will be approximately 430 square feet in size. The residential addition will match the roofline of the existing structure (maximum height of the residence is approximately 19 feet). The project will not require any grading or the removal of any native vegetation or trees. Water and sanitary services will continue to be provided by the City of Santa Barbara. Access to the site will remain off Mission Oaks Lane.


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: 10LUP-00000-00298, case file
Anita Hodosy, P&D

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Lisa S. Martin 

DATE: August 30, 2010

RE: 10BAR-00000-00115, Edgerton SFD Addition
10LUP-00000-00289, 5218 Rhoads Ave, APN 065-501-001

Preliminary review indicates that the project complies with the all requirements of the 7-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

N/A

PROJECT DESCRIPTION:

The proposed project is for 270 sq. ft. of one-story additions to the existing dwelling consisting of an expansion of the living room and a new bedroom and bath. The height of the residence would not change. No grading or tree removal is required for the project.

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: Nicole Mashore, Planner

DATE: September 3, 2010

**RE: Pacifica Graduate Institute Sewer Extension and Lift Station, 249 Lambert Road
Case No's: 10BAR-00000-00123, 10CDP-00000-00071**

Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-20 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the Toro Canyon Plan, subject to certain conditions.

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

1. Screening of lift station
2. Impacts to trees due to trenching

PROJECT DESCRIPTION:

The proposed project is for construction of a sewer lift station of approximately 336 square feet and extension of a Summerland Sanitary District sewer main line from the existing driveway entrance at 2800 Via Real to the Pacifica entrance at 249 Lambert Road. The extension would include approximately 2,000 linear feet of additional sewer line and

construction of a below ground wet well. No oak or specimen trees are proposed for removal. However, the root systems of 12 oak trees adjacent to Lambert Road could be impacted. Total grading quantities are not known at this time. The property is a 12.96-acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-054, located at 249 Lambert Road in the Carpinteria/Toro Canyon 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: August 12, 2010

RE: 09BAR-00000-00186, Summerland Market

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

After direction from the Board of Architectural Review on January 8, 2010, the applicant has redesigned the lighting plan.

PROJECT DESCRIPTION:

The proposed project is for approval of a faux chimney approximately six feet six inches in height and elimination of previously approved metal canopies proposed above the existing pump islands.

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: Sharon Kussman via email (webcool@spiritone.com)
John Sperry Reynolds via email (jsr@RealtyAdvocate.com)
Anita Hodosy, P&D