



# COUNTY OF SANTA BARBARA

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## 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: October 7, 2011**  
**9:00 A.M.**

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**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.**

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

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- 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 September 16, 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. 08BAR-00000-00276**  
**Turnpike Shopping Center Roofing and New Façade** **Santa Barbara**  
09SCD-00000-00014 / 09LUP-00000-00221 / 11RVP-00000-00019 (Julie Harris, Planner)  
**Jurisdiction: Commercial**

Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **revised final approval on consent of exterior remodel with new roof material, new plaster color, entrance structure enhancements and new landscaping.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09 & 7/10/09, 7/24/09, 5/06/11, 6/05/11 & 6/17/11 & 7/1/11)

- C-2. 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 **final approval on consent 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, 9/02/11 & 9/16/11)

**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-00000-00154 Winant/Sanders New Residence Isla Vista**  
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Rex Ruskauff, architect for the owners, Gerry Winant and Ann Sanders, to consider Case No. 11BAR-00000-00154 for **conceptual review of a new residence of approximately 2,894 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a 5,600 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-181-016, located at **6881 Del Playa** in the Isla Vista area, Third Supervisorial District.

2. **11BAR-00000-00113 SB County Redevelopment Agency New Affordable Housing Community Isla Vista**  
11DVP-00000-00004 (Alex Tuttle, Planner) **Jurisdiction: Coastal**  
11CDP-00000-00041

Request of Jim Heaton, agent for the Santa Barbara County Redevelopment Agency, to consider Case No. 11BAR-00000-00113 for **further conceptual review of a new affordable housing community of approximately 23,000 square feet**. The following structures currently exist on the parcel: a fraternity house of approximately 10,000 square feet. The proposed project will require approximately 280 cubic yards of cut and approximately 261 cubic yards of fill. The property is a 0.82 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-005, located at **761 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 7/15/11)

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

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

3. **09BAR-00000-00103 State Street Hospitality, Inc. 87-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 reivev of a new 87-room hotel of approximately 40,374 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 & 8/26/11)

**The Representatives of the following items should be in attendance at this SBAR Meeting by 11:30 A. M.**

4. **11BAR-00000-00141 Kalp Garage Addition Santa Barbara**  
11LUP-00000-00328 (Brian Banks, Planner) **Jurisdiction: Goleta**
- Request of Gil Garcia, architect for the owner, Kathy Kalp Revocable Trust, to consider Case No. 11BAR-00000-00141 for **conceptual review of a garage addition of approximately 562 square feet, new attached garage of 675 square feet, and covered patio areas.** The following structures currently exist on the parcel: a residence with garage of approximately 2,523 square feet. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a .55 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-213-003, located at **1292 Camino Meleno Road** in the Santa Barbara area, Second Supervisorial District

5. **11BAR-00000-00032 Rancho San Roque, Inc. As-Built Three Horse Barns Santa Barbara**  
11LUP-00000-00104 (Julie Harris, Planner) **Jurisdiction: Goleta**
- Request of Brent Daniels, agent for the owner, Rancho San Roque, Inc., to consider Case No. 11BAR-00000-00032 for **further conceptual review of three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet.** The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel zoned AG-I-40 and 40-E-1, and shown as Assessor's Parcel Number 055-030-006, -069, -077, located at **3620 Mibek Road** in the Santa Barbara area, Second Supervisorial District.  
(Continued from 4/15/11 & 6/17/11)

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

**Toro Canyon/Summerland/Carpinteria Areas**

6. **09BAR-00000-00157 Cameron Trust New Residence and Accessory Structure Summerland**  
09CDH-00000-00033 10CUP-00000-00015/11CDP-00000-00002 11LUP-00000-00189  
(Julie Harris, Planner) **Jurisdiction: Summerland**
- Request of Steve Welton, Suzanne Elledge Planning and Permitting Service, agent, and Valerie Froscher, architect for the owner, Cameron Trust, to consider Case No. 09BAR-00000-00157 for **preliminary approval of a new residence of approximately 2,283 square feet with attached garage of approximately 521 square feet, a detached garage and shop of approximately 1,157 square feet, and an existing entry gate with columns and perimeter boulder wall along the frontage of Padaro Lane. The gate and columns are approximately 8 feet tall and the boulder wall varies in height between approximately 5.5 feet to 8 feet.** The following structure currently exists on the parcel: a shed of approximately 80 square feet. The proposed project will require approximately 770 cubic yards of cut and approximately 310 cubic yards of fill. The property is a 4.2 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-016, located at **2937 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 10/23/09)

7. **11BAR-00000-00148**  
**Joseph New Residence, Conservatory, Cabana, Pool, Tennis Court** **Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**
- Request of Jennifer Foster, agent and Don Nulty, architect for the owners, George and Vicky Joseph, to consider Case No. 11BAR-00000-00148 for **conceptual review of a new residence of approximately 5,442 square feet with attached garage/mechanical room of approximately 1,390 square feet, basement of approximately 1,902 square feet, conservatory of approximately 500 square feet square feet, cabana of approximately 450 square feet, pool, and tennis court. (A residential second unit of approximately 500 square feet not to be included in SBAR review.)** The following structures currently exist on the parcel: a historic pump house of approximately 120 square feet. The proposed project will require approximately 980 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 10 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-023, located at **915 Cima Del Mundo Road** in the Toro Canyon area, First Supervisorial District.

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

8. **08BAR-00000-00163** **Duca Residence Partial Demo/Remodel/Additions Toro Canyon**  
08CDH-00000-00022 (Julie Harris, Planner) **Jurisdiction: Coastal/Toro**
- Request of Neumann, Mendro, Andrulaitis, architects for the owner, Reece Duca, to consider Case No. 08BAR-00000-00163 for **preliminary/final approval of a new residence including demolition of a 3,779 square feet single family dwelling, 1,217 square feet two-car garage with accessory living quarters, and 1,118 square feet of deck, and construction of a new, two-story single family dwelling of approximately 4,954 square feet, approximately 1,333 square feet of new deck and a new detached three-car garage (808 square feet) with an attached hobby room (508 square feet) totaling 1,316 square feet. The new house will be located within the footprint of the existing house and utilize the existing caisson and grade-beam foundation, and floor framing, with an approximately 1,474 square feet expansion of the footprint to the northeast. The project will retain in place 1,000 square feet of existing deck.** The following structures currently exist on the parcel: a residence of approximately 4,460 square feet and garage of approximately 893 square feet with second floor accessory living unit of approximately 399 square feet, to be demolished. The proposed project will require approximately 55 cubic yards of cut and 55 cubic yards fill. The property is a 2.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-033, located at **3003 Padaro Lane** in the Toro Canyon/Coast area, First Supervisorial District. (Continued from 8/22/08 & 12/18/09)

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

9. **11BAR-00000-00155**  
**American Architectural Trust Residence Addition** **Carpinteria/Toro**  
(No Assigned Planner) **Jurisdiction: Toro/Coastal**
- Request of Cearnal Andrulaitis, LLP, architect for the owner, American Architectural Trust, to consider Case No. 11BAR-00000-00155 for **conceptual review of a residence addition of approximately 73.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,688 square feet with attached garage of approximately 331.5 square feet. The proposed project will not require grading. The property is a .39 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-025, located at **3248 Beach Club Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

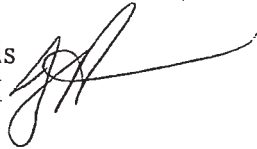
- 10. 09BAR-00000-00212 Lipsman Residence Remodel Carpinteria**  
**09CDH-0000-00041/09MOD-00000-00006 (J. Ritterbeck, Planner) Jurisdiction: Coastal**  
Request of Pacific Architects, architect for the owner, Jeff Lipsman, to consider Case No. 09BAR-00000-00212 for **preliminary approval of an interior remodel of entire lower level of an existing SFD of approximately 1,970 square feet with an addition of approximately 23 square feet and replacement of existing decking and deck rail and structural alteration to existing non-conforming sections of the main dwelling. Also for the review of a requested setback Modification to reduce the required 20' front setback to 16.5', the required 8' side setback to 3' and the required 25' rear setback to 15'.** The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and attached two car garage of approximately 430 square feet with a upper floor **art** studio of approximately 498 square feet. The proposed project will not require grading. The property is a 8,996 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-014, located at **196 Rincon Point Road [pvt/gated]** in the Carpinteria area, First Supervisorial District. (Continued from 1/22/10)

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Julie Harris  
Planner III



DATE: October 7, 2011

RE: 08BAR-00000-00276, Turnpike Shopping Center Roofing and New Façade, Case No. 11RVP-00000-00019 (revising 09SCD-00000-00014 and 09LUP-00000-00221); 149-199 S. Turnpike Road and 4850-4898 Hollister Avenue; APNs 065-040-035, -037, -038, -042

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Preliminary review indicates that the project complies with the all requirements of the SC zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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 ON CONSENT

APPROVAL by your board.

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PLEASE SPECIFICALLY COMMENT ON:

The plans have been revised pursuant to your comments of July 1, 2011 i.e., use bird of paradise rather than African daisy as a ground level plant within the palm tree planting areas.

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**PROJECT DESCRIPTION:**

**The proposed project is for revised final approval of exterior remodel with new roof material, new plaster color, entrance structure enhancements and new landscaping.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at 149-199 S. Turnpike Road and 4850-4898 Hollister Avenue in the Santa Barbara 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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: October 7, 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:

**FINAL  
APPROVAL** by your board.

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**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.

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**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.**

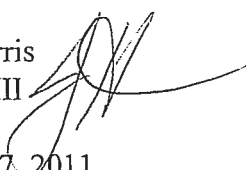
c: Case File (to Planner)  
Anita Hodosy, P&D

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COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Julie Harris  
Planner III 

DATE: October 7, 2011

RE: 09BAR-00000-00103 State Street Hospitality, Inc. 87-Room Hotel  
09DVP-00000-00018; 4119 and 4111 State St. APNs 061-110-009 & 061-110-008

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Since your last review of the project and viewing of the story poles on August 26, 2011, the applicant has revised the conceptual design to address your comments to break up the massing of the building. As a result the proposed number of guest rooms has been further reduced from 90 to 87. The number of parking spaces is proposed to be the same at 94. The hotel square footage has been reduced by approximately 6,500 sq. ft. from 46,849 sq. ft. to 40,374 sq. ft. and the parking structure area has not changed and remains proposed to be 43,758 sq. ft.

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

REVIEW by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

1. The proposed revisions address the architecture, design and the overall size, bulk and scale. The applicant has submitted plans that remain at a conceptual level of design in order to work with your Board to achieve a positive design concept with which they can move forward.
2. Please provide some general discussion regarding conceptual landscaping and consider the following:
  - a. There are only five feet between the building and the east property line which may limit the size or types of plantings that can be used to soften this elevation.

- b. There are only 10 feet between the building and the south property line (and no more than another two feet to the wall of the adjacent building) for plantings to soften the south elevation. In addition, within this 10-foot strip will be both a bioswale to filter roof runoff, and below grade a drain from the retention basin. Thus, it is unlikely that trees would be a viable landscape option.

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**PROJECT DESCRIPTION:**

**The proposed project is for a new 87-room hotel of approximately 40,374 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.

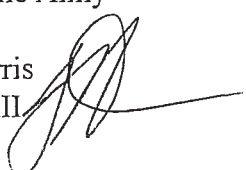
Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit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

DATE: October 7, 2011

RE: 11BAR-00000-00032, Rancho San Roque As-Built Horse Barns (3),  
11LUP-00000-00104, 3620 Mibek Road, APN 055-030-006, -069, and -077

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Preliminary review indicates that the project complies with the all requirements of the AG-I-40 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  
REVIEW** by your board.
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**PLEASE SPECIFICALLY COMMENT ON:**

1. At your last meeting on June 17, 2011, your Board commented that “approval of the project will depend upon the review of the quality of previously approved architecture.” Included with the new plans for your review are copies of the approved plans from the County’s microfiche records, including the approved design of the barns and the approved landscaping. Please review the previously approved plans, the new plans, and comment on:
  - a. The design of the as-built barns,
  - b. Landscaping,
  - c. The as-built entry gate and columns.
  
2. Please comment on the applicant’s proposal to screen the existing 25 cubic yard roll off bin. Please be advised the approved LUP included an Animal Waste Management Plan, which required the use of two roll-off bins for the collection of manure (11 or 17 cubic yard size).

According to the plan, only one would be kept on site at any one time but an enclosure that would accommodate both bins was a part of the approved plan. In addition, a six foot tall solid wood fence with a locking gate would screen the bins from public view. The applicant has not been following the approved Animal Waste Management Plan. Rather, the applicant has been using one 25 cubic yard bin in a different, but nearby location, and has not provided any fencing or other screening of the bin. As a part of this LUP application, the applicant requests modification of this component of the previously approved Animal Waste Management Plan. As of the date of this memo, staff has not completed review of this request. However, we appreciate the SBAR's comments regarding the aesthetics and screening proposed by the applicant.

3. Proposed lighting.

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**PROJECT DESCRIPTION:**

**The proposed project is for three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet.** The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel.

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: Julie Harris  
Planner III

DATE: October 7, 2011

RE: 09BAR-00000-00157, Cameron New Residence and Accessory Structure,  
09CDH-00000-00033, 2937 Padaro Lane, APN 005-260-016

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Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan, including 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:

**PRELIMINARY**  
 **PRELIMINARY/FINAL**  
 **FINAL**  
 **REVISED FINAL**

**APPROVAL** by your board.

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The project was approved by the Zoning Administrator on April 4, 2011. The plans submitted to the SBAR are consistent with that approval.

**PLEASE SPECIFICALLY COMMENT ON:**

1. Night lighting for the house and accessory structure. Project condition no. 4 requires any lighting to be low glare, low intensity, hooded and directed downward on the lot to prevent spillover.
2. Night lighting, if any, for the entry gate. According to the plans, none is proposed.
3. Colors, materials and finishes.

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**PROJECT DESCRIPTION:**

**The proposed project is for a new residence of approximately 2,283 square feet with attached garage of approximately 521 square feet, a detached garage and shop of approximately 1,157 square feet, and an existing entry gate with columns and perimeter boulder wall along the frontage of Padaro Lane. The gate and columns are approximately 8 feet tall and the boulder wall varies in height between approximately 5.5 feet to 8 feet. The proposed project will require approximately 770 cubic yards of cut and approximately 310 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 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 II

DATE: October 7, 2011

RE: **Lipsman SFD Addition and Setback Modification**  
**196 Rincon Point Road, Carpinteria, APN 001-230-014**  
**Case Nos. 09CDH-00000-00041 & 09MOD-00000-00008**

Preliminary review indicates that the project does not comply with the all zoning requirements for the 7-R-1 zone district and is not compatible with the requirements of the County Land Use Development Code and the policies of the Coastal Land Use Plan.

This project may proceed for:

**PRELIMINARY APPROVAL**  
by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Project will require a Modification to all setbacks. [Will require Preliminary approval prior to ZA hearing being scheduled].

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**PROJECT DESCRIPTION:**

**09MOD-00000-00008**

This project is for a Modification (MOD) to the required front, side and rear setbacks for the subject parcel in order to bring the existing 1,970 sq. ft. non-conforming single-family dwelling (SFD) into compliance with current Article II setback requirements. Approval of this MOD would allow structural alterations to occur to the existing SFD and decks. Setback Modifications would include the following and only as it relates to the locations of the existing associated structures:

- 1) Reduction of the required Front setback (50 ft from centerline –and- 20 ft from edge of right-of-way) to the minimum allowable 16.5 feet, as measured from the edge of the right-of-way;
- 2) Reduction of the required 8-foot Side setback to the minimum allowable 3 feet, as measured from both side property lines; and
- 3) Reduction of the required 25-foot Rear setback to the minimum allowable 15 feet, as measured from the rear property line.

**09CDH-00000-00041**

This project is for a Coastal Development Permit (w/Hearing) to allow the following development to occur:

- 1) Construct an additional 23 sq.ft. pantry area to existing kitchen, resulting in a 1,993 (net) sq. ft. SFD;
- 2) Remove, relocate and/or replace all lower floor windows and doors;
- 3) Structural alterations to the existing non-conforming deck and areas of SFD in setbacks that are all subject to the “modified” setbacks of 09MOD-00000-00008;
- 4) Replace the structural rafter beam above the kitchen area with a new “bent steel” rafter beam.

**The project would not require any grading and no trees would be removed. The parcel will continue to be served by the Carpinteria Water District, a private septic system and the Carpinteria-Summerland Fire Department. Access would continue to be provided off of Rincon Point Road. The property is a 0.2-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-014, located at 196 Rincon Point Road in the Carpinteria Area and located within the 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 Zoning Administrator review.**

cc: Case File (to J. Ritterbeck, Planner)  
Anita Hodosy, P&D

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