



# 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 9, 2009  
9:00 A.M.**

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**NOTICE: As of June 2008, 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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Martha Gray  
Glen Morris  
Steve Willson  
Jeff Yardy

Will Rivera  
Jeremy Roberts  
Anita Hodosy-McFaul  
Anne Almy

**Chair**  
**Vice Chair**  
**SBAR Secretary**  
**Supervising Planner**

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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.
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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 September 25, 2009 will be considered.

**IV. CONSENT AGENDA: None.**

**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. 09BAR-00000-00153**  
**Gowdy New Garage and Remodel Garage Conversion** **Santa Barbara**  
09LUP-00000-00384 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Eric Swenumson, agent for the owner, Steve Gowdy, to consider Case No. 09BAR-00000-00153 for **conceptual review/preliminary/final approval of a new garage of approximately 530 square feet and remodel and existing attached garage conversion of approximately 451 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,964 square feet and attached garage of approximately 451. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-010-004, located at **1165 La Vista Road** in the Santa Barbara area, Second Supervisorial District.

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

- 2. 09BAR-00000-00154**  
**Wheelock Residence Addition and Parking Modification** **Hope Ranch**  
09LUP-00000-00387/09MOD-00000-00007(J. Ritterbeck, Planner) **Jurisdiction: Mod**  
Request of Dawn Sherry, architect for the owners, Patrick and Lini Wheelock, to consider Case No. 09BAR-00000-00154 for **conceptual review and preliminary approval of a residential addition of approximately 414 square feet and additional new parking space in the required side setback (which requires a modification).** The following structures currently exist on the parcel: a residence of approximately 3,157 square feet and garage of approximately 490 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 35,387 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-007 located at **3963 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District.
- 3. 09BAR-00000-00016 Lertchareonyong Residence Addition** **Mission Canyon**  
09LUP-00000-00031 (J. Ritterbeck, Planner) **Jurisdiction: Mission**  
Request of Sakdinun Byrd Chamnarnmoh, agent for the owner, Pawapun Lertchareonyong, to consider Case No. 09BAR-00000-00016 for **further conceptual review/preliminary approval of residence addition of approximately 1,075 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,525 square feet and storage shed of approximately 120 square feet. The proposed project will not require grading. The property is a 23,523 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-012, located at **2757 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/09)

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

**Toro Canyon/Summerland/Carpinteria Areas**

4. **09BAR-00000-00152**                      **Cate School Parking Lot Lighting Plan**                      **Carpinteria**  
08CDP-00000-00049 (Errin Briggs, Planner)                      **Jurisdiction: Permit Condition**  
08MPC-00000-00064  
Request of Lane Goodkind, architect and Stephanie Diaz, agent for the owner, Cate School, to consider Case No. 09BAR-00000-00152 for **revised final approval of lighting plan for an approved parking lot involving small lights attached to trees.** The following structures currently exist on the parcel: school related structures and faculty housing. The proposed project will not require grading. The property is a 120acre parcel zoned AG-I and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District.
5. **09BAR-00000-00138**                      **Knee New Residence/Garage**                      **Carpinteria**  
09CDH-00000-00026 (J. Ritterbeck, Planner)                      **Jurisdiction: Coastal**  
Request of Loren Solin, architect for the owners, Mr. and Mrs. Knee, to consider Case No. 09BAR-00000-00138 for **further conceptual review of a new residence of approximately 3,706 square feet and attached garage/storage of approximately 579 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,421 square feet and detached garage of approximately 37 square feet (both to be demolished). The proposed project will not require grading. The property is a 25,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 9/11/09 & 9/25/09)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: September 16, 2009

RE: 09BAR-00000-00153/09LUP-00000-00384 - Gowdy Garage Conversion & New Detached Garage

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

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

This project may proceed for:

- |          |                               |
|----------|-------------------------------|
| <b>x</b> | <b>CONCEPTUAL/PRELIMINARY</b> |
|          | <b>PRELIMINARY/FINAL</b>      |
|          | <b>FINAL</b>                  |
|          | <b>REVISED FINAL</b>          |

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

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**PROJECT DESCRIPTION:**

The proposed project is for the conversion of the existing attached two-car garage to habitable space (master bedroom) and the construction of a new detached two-car garage approximately 530 square feet in size. The maximum height of the garage will be approximately 13 feet; the height of the existing dwelling will remain unchanged. The

**project will not require any grading or the removal of any native vegetation or trees. Access to the site will continue to be taken via an existing private easement on the eastern portion of the property.**

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, 09LUP-00000-00384  
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: October 9, 2009

RE: 09BAR-00000-00154, Wheelock SFD Addition and Parking Modification,  
09LUP-00000-00387 and 09MOD-00000-00007  
3963 Laguna Blanco Drive, Hope Ranch area; APN 049-270-007

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Preliminary review indicates that the project complies with the all zoning requirements for the 1.5-EX-1 zone district and is compatible with the requirements of the County Land Use and Development Code and the policies of the County Comprehensive Plan, including the Goleta Community Plan, subject to certain conditions.

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

This project may proceed for:

**CONCEPTUAL REVIEW and PRELIMINARY APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Project will require review and approval from the Zoning Administrator for the proposed Modification to the LUDC Parking Standard requiring 6 off-street parking spaces. Please provide appropriate comments and findings to be included within the Staff Report.
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**PROJECT DESCRIPTION:**

**The proposed project is for the construction of a new 397 sq. ft. (net) addition to the existing 3,033 sq. ft. single-family dwelling (SFD) with an existing 482 sq. ft. (gross) attached garage. The project is also for a Modification to Section 35.36.050 of the County LUDC, requiring 6 off-street parking spaces, to reduce that requirement to 2 required spaces (in compliance with LUDC Section 35.82.130.B.3.f). No grading is proposed as a component of this project and all areas to be used for "additional" parking spaces (4 spaces) are currently located within the western side setback. The property is a 0.81-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-007, located at 3963 Laguna Blanca Drive in the Hope Ranch area, Second Supervisorial District.**

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

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: October 9, 2009

RE: 09BAR-00000-00016, Lertchareonyong Residence Addition  
09LUP-00000-00031, 2757 Foothill Road, Mission Canyon Overlay  
AP No. 023-221-012

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Preliminary review indicates that the project complies with the all zoning requirements for the 20-R-1 zone district and is compatible with the requirements of the County Land Use Development Code and the policies of the Mission Canyon Community Plan, subject to certain conditions.

This project may proceed for:

**PRELIMINARY APPROVAL** by your board.

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**PLANNER COMMENTS:**

- Agent has worked with P&D to address all zoning concerns.

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**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit to allow construction of a new 1,002 sq. ft (net) addition to the existing 1,066 sq. ft SFD and to permit the conversion of the existing 360 sq. ft. attached garage to habitable space, for a total SFD of 2,428 sq. ft. Also proposed is the construction of three new trellises of approximately 200 sq. ft. (front of SFD), 110 sq. ft. (rear of SFD), and 150 sq. ft. (east side of SFD) and the relocation of an existing 48 sq. ft. storage shed from the eastern side setback to the southeast corner of the lot, but completely outside of the setbacks, and the legalization of an as-built 120 sq. ft storage shed . Grading will include less than 50 cubic yards of cut and fill, and will be balanced on-site. Two unprotected trees will be removed as a part of this project, (1 Brazilian Pepper and 1 Shamel Ash) and the unpermitted removal of one protected Oak tree shall be mitigated at a ratio of 10:1 – 1 gallon container Oaks, consistent with the Arborist Report, prepared by David R. Gress, dated August 18, 2009. The parcel will continue to be served by a private water well, the Mission Canyon Sanitary District, and the Santa Barbara Fire Department. Access will continue to be provided off of Foothill Road. The property is a 0.54-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-012, located at 2757 Foothill 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 Hodoso, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Errin Briggs, Planner

DATE: October 9, 2009

RE: 09BAR-00000-00152, Cate School Parking Lot Lighting, 08CDP-00000-00049  
1960 Cate Mesa Road, APN 001-040-008

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Preliminary review indicates that the project complies with the zoning requirements for the Ag-I-10 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Comprehensive Plan including 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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The appropriateness of the proposed lighting plan.

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**PROJECT DESCRIPTION:**

**The proposed project includes lighting of the main parking lot. The proposed lights would be attached to existing palm trees in the parking lot and fully hooded to direct light downward so as to prevent spillover to adjacent properties.**

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.**

cc: 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: J. Ritterbeck, Planner

DATE: October 9, 2009

RE: 09BAR-00000-00138, KNEE SFD Demo-Rebuild, 09CDH-00000-00026  
4411 Avenue Del Mar, Carpinteria area; APN 003-421-003

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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 Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

**CONCEPTUAL REVIEW ONLY**

by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Agent has worked with P&D to address all planning and zoning concerns.
  - Project will be agendized for a November 2009 Zoning Administrator hearing date. Please provide appropriate comments to neighborhood compatibility and architectural design of project to include in staff report.
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**PROJECT DESCRIPTION:**

**The proposed project is for the demolition of an existing 2-story 2,421 sq. ft. single-family dwelling (SFD) and demolition of the existing 437 sq. ft. detached garage, and for the construction of a new 2-story 3,706 sq. ft. SFD with 1,274 sq. ft of associated new decking and a new 579 sq. ft. detached 2-car garage. No grading is proposed as a component of this project as the house will be constructed on concrete pilings. The property is a 0.28-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at 4411 Avenue Del Mar in the Carpinteria Area, 1<sup>st</sup> 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 approval by the Zoning Administrator.**

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