



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT**

**Meeting Date: October 15, 2010  
9:00 A.M.**

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

**Site Visit: 09BAR-00000-00104 Tea Fire Bakewell Residence and Garage located at 2702 Gibraltar Road scheduled at 11:30 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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Martha Gray  
Glen Morris  
Steve Willson  
Jeff Yardy  
Lane Goodkind

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 October 1, 2010 will be considered.

**IV. CONSENT AGENDA:**

**The Representatives of the following items should be in attendance at this SBAR Meeting by 8:45 A. M.**

**C-1. 10BAR-00000-00137 Gilkeson Residence Addition and Garage Addition Santa Barbara**  
10LUP-00000-00369 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**

Request of Don Swann, agent for the owner, Dave Gilkeson, to consider Case No. 10BAR-00000-00137 for **preliminary/final on consent of a residence addition of approximately 653 square feet and an addition to garage of approximately 395 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,243 square feet and attached garage of approximately 438 square feet. The proposed project will not require grading. The property is a 8,646 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-525-011, located at **5367 Parejo Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/01/10)

**C-2. 09BAR-00000-00138 Knee Residence Demolition/Rebuild 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 **final approval on consent 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, 10/09/09, 9/17/10 & 10/01/10)

**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.**

**Isla Vista/Goleta**

**1. Briefing Déjà vu, Cantina, Naan Stop Isla Vista**  
(Jim Heaton, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of the business owners of Rosarita, Déjà vu, Cantina, Naan Stop, architect John Beauchamp of Eleven Modern Architecture, **to brief the Board regarding design of façade improvement for the Rosarita, Déjà vu, Cantina, and Naan Stop storefronts.** Improvements include paint, façade, and improved dining areas. The property is located at 966 Embarcadero Del Mar in Isla Vista, Third Supervisorial District.

**2. 10BAR-00000-00145 Duerner New Residence and Garage Goleta**  
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**

Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **conceptual review of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District.

3. **10BAR-00000-00135** **Dorado Garage Conversion** **Santa Barbara**  
10LIUP-00000-00362 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Ernesto Botello, agent for the owners, Nicolas and Irene Dorado, to consider Case No. 10BAR-00000-00135 for **preliminary/final approval of garage conversion of approximately 467 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,495 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-354-003, located at **339 Zink Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/17/10 & 10/01/10)

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

4. **10BAR-00000-00119** **Jesusita Graf Rebuild Two Story Residence** **Mission Canyon**  
10LUP-00000-00308 (Lisa Martin, Planner) **Jurisdiction: Mission**  
Request of Thomas C. McMahon, agent for the owner, Klaus Graf, to consider Case No. 10BAR-00000-00119 for **preliminary approval of a new two story residence of approximately 2,220 square feet.** The following structure existed on the parcel: original residence of approximately 540 square feet (destroyed by Jesuita Fire.) The proposed project will require approximately 140 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .26 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-112-015, located at **2626 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 8/20/10 & 9/17/10)

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

**Site Visit**

5. **09BAR-00000-00104** **Tea Fire Bakewell Residence and Garage** **Santa Barbara**  
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline -Rural**  
Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **a site visit of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/24/09 & 11/06/09)

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

6. **09BAR-00000-00104** **Tea Fire Bakewell Residence and Garage** **Santa Barbara**  
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline -Rural**  
Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **further conceptual review of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/24/09 & 11/06/09)

7. **10BAR-00000-00144 Henderson Residence Addition Mission Canyon**  
10RVP-00000-00090 (Lisa Martin, Planner) **Jurisdiction: Ridgeline-Urban**  
Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 09BAR-00000-00201 for **revised final approval of a previously approved residence addition/remodel of approximately 595 square feet. Reduction in scope of approved project. Addition is reduced to 36 sq. feet. Minor remodeling will occur, as well as a new main level deck of approximately 545 sq. ft. and a new lower level deck of 526 sq. feet. New entry remains in project.** The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 6,540 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10 & 3/19/10)

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

**Toro Canyon/Summerland/Carpinteria Areas**

8. **10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland**  
10CDP-00000-00026 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**  
Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for **further conceptual review of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 5/07/10, 5/21/10, 6/04/10, 8/13/10 & 10/01/10)
9. **07BAR-00000-00149 Van Vliet/Grimes New Residence, Garage, Carport Toro Canyon**  
07LUP-00000-00390 (Errin Briggs, Planner) **Jurisdiction: Ridgeline- Rural**  
Request of Vadim Hsu, architect for the owners, Dennis Van Vliet and Allison Grimes, to consider Case No. 07BAR-00000-00149 for **further conceptual review of new residence of approximately 3,295 square feet, garage of approximately 518 square feet, carport of approximately 240 square feet, porch/stair of approximately 250 square feet, balcony of approximately 770 square feet and mechanical area of approximately 282 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,200 cubic yards of cut and no fill. The property is a 5 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-040-041, located at **838 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/20/07 & 10/17/08 & 8/20/10)
10. **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. (Continued from 9/03/10)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: October 7, 2010

RE: 10BAR-00000-00137/10LUP-00000-00369, 5367 Parejo Drive, Gilkeson SFD  
Addition

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Preliminary review indicates that the project complies with the all requirements of the 8-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.

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**PLEASE SPECIFICALLY COMMENT ON:**

The project is subject to the Eastern Goleta Residential Design Guidelines

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**PROJECT DESCRIPTION:**

**The proposed project is for an addition of approximately 653 square feet (net) to the existing single family dwelling and an addition of approximately 395 square feet (net) to the attached garage. The additions will be located on the southern (back) portion of the**

**residence. New trellises will be constructed over patio/porch areas on the front and back of the structure and a barbecue will be built behind the enlarged garage. The addition will raise the height of the residence by approximately two feet; the maximum height of the structure will become 17 feet six inches. 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 Goleta Water & Sanitary districts. Access will remain via Parejo Drive. Construction activities include an interior remodel of the existing floor plan; this work is exempt from zoning permit requirements.**

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-00000-00369, case file  
Don Swann ([swanncastle@cox.net](mailto:swanncastle@cox.net))  
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 15, 2010

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.

**FINAL**

Approval 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 was approved in November of 2009 by the Zoning Administrator.
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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 Hodoso, P&D

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks

DATE: October 13, 2010

RE: 10BAR-00000-00135, Dorado Garage Conversion, 10LUP-00000-00362, 339 Zink Ave, APN 065-354-003

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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 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:

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

Per Conceptual SBAR Comments:  
- Garden and planter areas added

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**PROJECT DESCRIPTION:**

**The proposed project is for a Land Use Permit to validate the unpermitted conversion of the existing two-car garage of approximately 467 sq. ft. to a bedroom. Two off-street parking spaces shall be provided outside of setbacks. No grading or tree removal is proposed. The parcel will continue to be served by the Goleta Water District, Goleta Sanitary District, and the Santa Barbara County Fire District. The property is a 0.17-acre parcel zoned 7-R-1 and shown as assessor parcel number 065-354-003, located at 339 Zink Ave in the Goleta area, Second Supervisorial District.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**


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

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Memo Prelm-Final.docx

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Lisa Martin 

DATE: October 12, 2010

RE: 10BAR-00000-00119, Jesusita Fire Graf SFD Rebuild  
10LUP-00000-00308, 2626 Montrose Place, APN 023-112-015

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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.

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**PLEASE SPECIFICALLY COMMENT ON:**

N/A

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**PROJECT DESCRIPTION:**

The proposed project is for a new 2,162 sq. ft. two-story residence with an attached 462 sq. ft. garage to replace the residence of approximately 900 sq. ft. lost in the Jesusita Fire. The lower level of the dwelling would be 662 sq. ft. with an additional 128 sq. ft. of storage space, and the main level would be 1,962 sq. ft. including the attached garage. New

exterior decks are also proposed, totaling approximately 568 sq. feet. Grading for the development would consist of 140 cubic yards of cut, 40 cubic yards of fill, and 100 cubic yards of export.


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: Lisa S. Martin 

DATE: October 13, 2010

RE: 10BAR-00000-00144, Henderson Project Reduction in Scope of Work  
10RVP-00000-00090, 2725 Exeter Place, APN 023-171-010

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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:

<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:

N/A

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PROJECT DESCRIPTION:

The proposed project is a reduction in the scope of the previously approved project. The addition is reduced to 36 square feet from the previously approved 602 square feet. Minor remodeling will occur, as well as a new entry level deck of approximately 545 sq. ft. and a new lower level deck of 526 sq. feet. New entry remains in 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: J. Ritterbeck, Planner

DATE: October 15, 2010

RE: 10BAR-00000-00057, Skyway Homes New SFD, 10CDP-00000-00026  
2202 Calle Culebra, Summerland; APN 005-131-005

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Preliminary review indicates that the project may not comply with the all zoning requirements for the 10-R-1 zone district and may not be compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan.

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

This project may proceed for:

**FURTHER CONCEPTUAL REVIEW ONLY** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Previous SBAR reviews commented that the East elevation was to be reduced. Initial plans showed unbroken structural development as viewed from below shown ~56' high.
  - Front setback off Calle Culebra is eligible for a 10% decrease in required setback due to topography change.
  - Clarification needed on understories or decking: Retaining walls and grading appear excessive.
- 

**PROJECT DESCRIPTION:**

**The proposed project is for a new three story 3,092 sq. ft. SFD, an attached garage, pool and spa. The proposed project would require approximately 1,800 cu.yds. of cut and fill that would be balanced on-site. The property is a 0.26-acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at 2202 Calle Culebra in the Summerland Area, 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 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: Nicole Mashore, Planner

DATE: October 15, 2010

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

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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.

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**PLEASE SPECIFICALLY COMMENT ON:**

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

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**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