



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: November 4, 2011
9:00 A.M.**

NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

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

- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, it is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
- In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
- Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of October 21, 2011 will be considered.
- IV. CONSENT AGENDA:** None.
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**

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-00000-00088** **JP Morgan Chase Bank Commercial Improvement** **Isla Vista**
11CDP-00000-00036 (Nicole Lieu, Planner) **Jurisdiction: Coastal**
Request of George Garcia, Garcia Architecture Design, architect for the owner, JP Morgan Chase Bank, to consider Case No. 11BAR-00000-00088 for **conceptual review of commercial retail tenant improvement of approximately 1,713 square feet**. The following structure currently exists on the parcel: a commercial retail space of approximately 1,713 square feet. The proposed project will not require grading. The property is a 13,940 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero del Norte** in the Isla Vista area, Third Supervisorial District. (Continued from 7/1/11 and 8/12/11)

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

- 2. **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 **preliminary/final approval 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. (Continued from 10/07/11)

3. **11BAR-00000-00166**
Badilla Garage Conversion, Residence Addition and Accessory Structure Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta**
- Request of Eduardo R. Esparza, agent for the owner, Roberto Badilla, to consider Case No. 11BAR-00000-00166 for **conceptual review of a garage conversion of approximately 462 square feet, residence addition of approximately 147 square feet and accessory structure of approximately 180 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,224 square feet and garage of approximately 462 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-131-002, located at **5092 Del Monaco Drive** in the Santa Barbara area, Second Supervisorial District.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **11BAR-00000-00167** **Winn New Garage** **Mission Canyon**
11LUP-00000-00392 (Brian Banks, Planner) **Jurisdiction: Mission**
- Request of Mark Shellnut, architect for the owners, Alastair and Ann Winn, to consider Case No. 11BAR-00000-00167 for **conceptual review of a new garage of approximately 420 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,600 square feet, cabana of approximately 360 square feet, and carport of approximately 200 square feet. The proposed project does not require grading. The property is a 0.9 acre parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-024, located at **715 Mission Canyon Road** in the Mission 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-00000-00103 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 review 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, 2/19/10, 8/26/11 & 10/07/11)