



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISITS

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 5, 2010
9:00 A.M.**

Site Visits:

10BAR-0000-00057 Skyway Homes, LLC New Residence located at 2202 Calle Culebra scheduled at 11:00 a.m. and 10BAR-0000-00096 Tchaghlassian Commercial Addition located at 4267 State Street scheduled at 11:45 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.

Martha Gray
Glen Morris
Steve Willson
Jeff Yardy
Lane Goodkind

Will Rivera
Jeremy Roberts
Anita Hodoso-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 15, 2010 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. **10BAR-00000-00153** **Norris Garage Conversion** **Santa Barbara**
10LUP-00000-00411 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Jeffrey Stoutenborough, architect for the owner, Robert Norris, to consider Case No. 10BAR-00000-00153 for **conceptual review/preliminary/final approval of a garage conversion to living space of approximately 382 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,850 square feet, three car garage of approximately 645 square feet and two car garage of approximately 382 square feet. The proposed project will not require grading. The property is a 28,056 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-192-007, located at **4424 Nueces Drive** in the Santa Barbara area, Second Supervisorial District.
2. **08BAR-00000-00165**
Evered New Parking Area and As-Built Residence Addition **Isla Vista**
08CDH-00000-00023(J. Ritterbeck, Planner) **Jurisdiction: Modification**
08MOD-00000-00013
Request of Dawn Sherry, architect for the owner, Judith Evered, to consider Case No. 08BAR-00000-00165 for **conceptual review/preliminary approval of new permeable parking area of approximately 858 square feet and an as-built bedroom addition of approximately 144 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,318 square feet and accessory structure of approximately 201 square feet. The proposed project will require approximately 15.8 cubic yards of cut and no fill. The property is a 4,920 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-201-028, located at **6648 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08 & 7/02/10)
3. **07BAR-00000-00200** **Skidmore Single Family Dwelling** **Santa Barbara**
07ZCI-00000-00043 (Errin Briggs, Planner) **Jurisdiction: Goleta**
Request of Bob Easton, architect for the owners, Dottie and Jack Skidmore, to consider Case No. 07BAR-00000-00200 for **final approval of a new residence of approximately 4,544 square feet with an attached garage of approximately 451 square feet.** No structures currently exist on the property. The proposed project will require approximately 267 cubic yards of cut and approximately 427 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-026, located at **1230 San Antonio Creek Road** in the Goleta area, Second Supervisorial District. (Continued from 9/7/07, 11/30/07, 4/24/09, 5/08/09, 6/05/09 & 8/14/09)

4. **10BAR-00000-00156 Kleiman Residential Exterior Alterations Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Al Winsor, agent for the owner, Steve Kleiman, to consider Case No. 10BAR-00000-00156 for **conceptual review of demolition of existing deck of approximately 48 square feet and replacing it with a new deck of approximately 72 square feet, exterior window and door replacement, new 6 foot landscape wall with pedestrian and auto gates, resurfacing of existing driveway of approximately 915 square feet and new walkways of approximately 650 square feet.** The following structures currently exist on the parcel: a residence with second story of approximately 2,944 square feet and attached garage of approximately 515 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-022, located at **5281 Austin Road** in the Santa Barbara area, Second Supervisorial District.

**The Representatives of the following items should be in attendance at this SBAR
SITE VISIT by 11:00 A. M.**

Site Visit

5. **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 a **site visit 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 & 10/15/10)

**The Representatives of the following items should be in attendance at this SBAR
SITE VISIT by 11:45 A. M.**

Site Visit

6. **10BAR-00000-00096 Tchaghlassian Commercial Addition Santa Barbara**
10LUP-00000-00221 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial**
Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for a **site visit review of a commercial addition of approximately 1,755 square feet (gross).** The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10 & 9/03/10)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **10BAR-00000-00096 Tchaghlassian Commercial Addition Santa Barbara**
10LUP-00000-00221 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial**
Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for **further conceptual review of a commercial addition of approximately 1,755 square feet (gross).** The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10 & 9/03/10)

8. **10BAR-00000-00161 Frost Agricultural Barn Santa Barbara**
08LUP-00000-00714 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**
Request of Kevin Frost, owner, to consider Case No. 10BAR-00000-00161 for **conceptual review of an agricultural barn of approximately 2,100 square feet.** The following structures currently exist on the parcel: a barn of approximately 900 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 10 acre parcel zoned MTN.GOL 100 and shown as Assessor's Parcel Number 153-300-013, located at **2013 N. San Marcos Road** in the Santa Barbara area, Second Supervisorial District.
9. **10BAR-00000-00151 Jesusita Fire Cannell New Residence Mission Canyon**
09JES-00000-00056 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Ketzal and Goodman, architect for the owners, David and Louise Cannell, to consider Case No. 10BAR-00000-00151 for **conceptual review of a new two story residence to replace a residence lost in Jesusita Fire of approximately 3,889 square feet.** No structures currently exist on the parcel due to fire destruction. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-320-017, located at **2820 Holly Road** in the Mission Canyon area, First Supervisorial District.
10. **10BAR-00000-00158 Bluth Residence Addition and Pool Cabana Santa Barbara**
10LUP-00000-00421 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**
Request of Akiko Wade Davis, architect for the owner, Carrie Bluth, to consider Case No. 10BAR-00000-00158 for **conceptual review of a residence addition of approximately 645 square feet and pool cabana of approximately 288 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,565 square feet, attached garage of approximately 316 square feet, shed of approximately 60 square feet and playhouse of approximately 50 square feet. The proposed project will require approximately 15 cubic yards of cut and fill. The property is a 22,500 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-223-005, located at **2825 Glendessary Lane** in the Mission Canyon area, First Supervisorial District.

The Representatives of the following items should be in attendance at this SBAR Meeting by 2:30 P. M.

11. **10BAR-00000-00119 Jesusita Graf Rebuild Two Story Residence Mission Canyon**
10LUP-00000-00308 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Thomas C. McMahon, agent for the owner, Klaus Graf, to consider Case No. 10BAR-00000-00119 for **preliminary/final approval of a new two story residence of approximately 2,162 square feet and attached garage of approximately 462 square feet.** The following structure existed on the parcel: original residence of approximately 900 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 & 10/15/10)

Toro Canyon/Summerland/Carpinteria Areas

12. **10BAR-00000-00154 Copus Accessory Structure Summerland**
10LUP-00000-00408 (Brian Banks, Planner) **Jurisdiction: Summerland**
Request of Jennifer Foster, agent for the owner, Dwayne Copus, to consider Case No. 10BAR-00000-00154 for **conceptual review of a new storage structure of approximately 1,296 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,760 square feet with attached garage of approximately 800 square feet, barn of approximately 2,592 square feet with attached guest house of approximately 788 square feet, detached garage/storage of approximately 800 square feet and stable of approximately 432 square feet. The proposed project will not require grading. The property is a 2.36 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-030, located at **339 Ortega Ridge** in the Summerland area, First Supervisorial District.

- 13. 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/preliminary approval 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 & 10/15/10)
- 14. 10BAR-00000-00147 Rothbard Revised Landscape Carpinteria/Toro Canyon**
07CDP-00000-00039 (Errin Briggs, Planner) **Jurisdiction: Toro Canyon**
Request of Christopher Price, agent for the owner, Michael Rothbard, to consider Case No. 10BAR-00000-00147 for **revised final approval of the landscape plan** included with a previously approved single-family residence. A zoning violation (10ZEV-00000-00201) has been established for the property because the existing landscaping is not in conformance with the approved plan including the installation of numerous mature olive trees which impede public views across the property. The previously approved project included demolition of an existing 3,500 square foot residence and the construction of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guesthouse of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet. The following structures currently exist on the parcel: a residence of approximately 8,800 square feet, a second residence of approximately 2,500 square feet, a garage/barn of approximately 1,000 square feet and several horse barns. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon/Carpinteria area, First/Supervisorial District.
- 15. 09BAR-00000-00183 Biddlecomb/Garrett Guesthouse/Wall Toro Canyon**
10CUP-00000-00037 (J. Ritterbeck, Planner) **Jurisdiction: Toro**
Request of Christopher Price, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **further conceptual review of an as-built guesthouse of approximately 650 square feet and retaining wall and for an as-built site wall and entry gate over 6 feet in height and located within the front setback.** The following structures currently exist on the parcel: residence of approximately 2,956 feet and a detached garage of approximately 1,034 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at **3333 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/04/109)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks *BAB*

DATE: November 1, 2010

RE: 10BAR-00000-00153, Norris Garage Conversion, 10LUP-00000-00411, 4424
Nueces Drive, APN 061-192-007

Preliminary review indicates that the project complies with the all requirements of the 20-R-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the 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
 CONCEPTUAL/PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to convert the existing two-car garage of approximately 416 sq. ft. to a bedroom and bathroom. The project includes window & door changes, new attached trellis of approximately 70 square feet, and new landscaping. Parking shall be provided within the existing attached garage at the rear of the dwelling. 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 0.58-acre parcel zoned 20-R-1 and shown as assessor parcel number 061-192-007, located at 4424 Nueces Drive 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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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: November 5, 2010

RE: **08BAR-00000-00165, Evered Addition and Front Setback Modification
6648 Del Playa Drive, Isla Vista APN: 075-201-028
Case Nos. 08CDH-00000-00023 & 08MOD-00000-00013**

Preliminary P&D review indicates that the project complies with the zoning requirements for the current SR-M-18 zone district or the future MRD-25 I.V.M.P. zone district, and is compatible with the requirements of the Coastal Zoning Ordinance, the policies of the Goleta Community Plan, or the IVMP.

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

This project may proceed for:

CONCEPTUAL / PRELIMINARY REVIEW by your board.

PLANNER COMMENTS:

- P&D will require that no utilities other than electricity extend to rear storage structure and that the new bathroom NOT have an exterior access door in order to discourage I.V. students from turning shed into habitable space again.
 - An encroachment permit will be required prior to issuance of CDP.
-

PROJECT DESCRIPTION:

08CDH-00000-00023

The project is for a Coastal Development Permit to legalize the unpermitted construction of a 105 sq. ft. bedroom addition and a 25 sq. ft. bathroom to the existing 734 sq. ft. single-family dwelling (SFD) with an attached 240 sq. ft. 1-car garage. The project will also legalize an unpermitted storage shed located within the rear setback. This shed will be reconverted to a storage area from its present illegal use as a bedroom. Also to be reconverted from an illegal use as a bedroom is the existing attached 1-car garage. The garage and shed will both have a Notice to Property Owner and a Permit Compliance case associated with them to ensure they are only used for their permitted purposes. The project will also provide 3 covered bike parking spaces and 3 uncovered bike parking spaces in the rear yard. Grading will be less than 50 cubic yards of cut, all of which will be exported from the site. A total of four ornamental landscape trees (1 mulberry, 1 citrus, 1 eucalyptus and 1 fig) will be removed as a part of this permit.

08MOD-00000-00013

The project is for a Modification of 8'-6" to the required front setback depth of 50 feet from road centerline and a Modification of 3'-6" to the required front setback depth of 20 feet from edge of road right-of-way in order to allow the construction of a new parking area for 3 residential spaces.

The parcel will 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 0.11-acre parcel is currently zoned SR-M-18 and is rezoned to MRD-25 in the Isla Vista Master Plan. The lot is shown as Assessor's Parcel Number 075-201-028, located at 6648 Del Playa Drive in the Isla Vista Master Plan & Goleta Community Plan Area, 3rd Supervisorial District.

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

Final approval of the Coastal Development Permit is subject to 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: Errin Briggs

DATE: November 5, 2010

RE: Skidmore New SFD, 1230 San Antonio Creek Road, APN 059-440-026
07ZCI-00000-00043, 07BAR-00000-00200

Preliminary review indicates that the project complies with 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 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

APPROVAL by your board.

SBAR COMMENTS FROM PRELIMINARY HEARING ON APRIL 24, 2009:

- **Consider moonlights (downcast) in trees rather than uplighting trees. Employ restraint in the number of tree lights.**
- **Project received preliminary approval.**
- **Return with detailed landscape plan and irrigation plan (schematic ok) for final on consent.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 to 1 (C. Roberts and Morris absent, Gray abstains) to grant preliminary approval of 07BAR-00000-00200. Applicant to return for final approval on consent at the May 8, 2009 meeting.

PROJECT DESCRIPTION:

The project is for a Zoning Clearance to allow construction of a new, approximately 4,234 square foot single-family dwelling with an approximately 766 square foot attached garage. The residence will reach a maximum height of 16 feet. Grading will include approximately 780 yards of cut, 450 yards of fill and 330 cubic yards of export. No tree removal is proposed. The parcel will be served by the Goleta Water District, the Goleta Sanitary District, and the Santa Barbara County Fire District. Access will be provided from San Antonio Creek Road by a new driveway. The property is a 0.80-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-026, located at 1230 San Antonio Creek Road in the Goleta area, 2nd 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 Zoning Clearance 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: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: November 5, 2010

RE: 10BAR-00000-00161; Frost Agricultural Barn
08LUP-00000-00714; APN 153-300-013

Preliminary review indicates that the project may not comply with the all zoning requirements for the MT-100 zone district and may not be compatible with the requirements of the County LUDC and the policies of the County Comprehensive Plan, including the Goleta Community Plan.

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

This project may proceed for:

CONCEPTUAL REVIEW ONLY by your board.

PLANNER COMMENTS

- Site visible from numerous areas below, above and along Old San Marcos Road. -Visual Resource Policies-
- Current violation for moving old cabin structure onto the parcel, grading to create a building pad, and then enlarging the structure without permits.
- Original application was to legalize the structure as a Dwelling. However, ESH, Emergency Access, and Water/Sewer issues preclude applicant from pursuing that use due to added costs.
- By pursuing an "Ag. Barn" the applicant does not trigger review and development standards for a habitable dwelling (e.g., DIMFS, Road Naming, Road width/grade standards, EHS water service standards for dwelling).

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of an agricultural barn of approximately 2,100 sq. ft. The following structures currently exist on the parcel: an illegal and unpermitted SFD of approximately 900 sq. ft. The proposed project will require approximately 200 cu. yds of cut and fill. No trees are proposed for removal. The parcel would be served by a shared water system, a private septic system and by the Santa Barbara County Fire Department. Access would continue to be provided off of a private driveway off of San Marcos Road. The property is a 10-acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-300-013, located at 2013 San Marcos Road in the Goleta Community Plan Area, 2nd 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 Land Use Permit would be subject to P&D planner 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: Brian Banks, Planner 

DATE: November 1, 2010

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

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

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

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Landscaping

PROJECT DESCRIPTION:

The proposed project is for a new 2,224 sq. ft. two-story residence with 426 sq. ft. garage to replace the residence of approximately 900 sq. ft. lost in the Jesusita Fire. The project consists of a main floor of 1,537 sq. ft., garage of 426 sq. ft., breezeway of 24 sq. ft. (between garage and dwelling), lower floor of 687 sq. ft., patio of 435 sq. ft., open storage area of 134 sq. ft., and 750 sq. ft. of deck area. The new residence would have a maximum height of 25 feet. The garage will encroach approximately 5 feet into the required front yard setback as allowed by the LUCD Sloping Lot Setback provision (Sec. 35.30.150.C.1.c). 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: J. Ritterbeck, Planner

DATE: November 5, 2010

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

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 AND PRELIMINARY APPROVAL by your board.

PROJECT DESCRIPTION:

The proposed project is for a new three story 3,092 sq. ft. SFD, an attached 500 sq. ft. 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, 1st 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 Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: November 5, 2010

RE: 09BAR-00000-00183; Biddlecome Entry Gates/Wall
10CUP-00000-00037; APN 005-270-009

Preliminary review indicates that the project complies with the all zoning requirements for the 10-R-1 zone district and is compatible with the requirements of Article II, Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, including the Coastal 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 ONLY by your board.

PLANNER COMMENTS

Minor CUP will require hearing before the Zoning Administrator. Please provide comments for inclusion within the Staff Report.

PROJECT DESCRIPTION:

The project is for a Minor Conditional Use Permit to legalize the as-built construction of a site wall and entry gate exceeding the exempt height of 6 feet when located within the front setback. Grading would be less than 50 cubic yards and no removal of trees is permitted as a part of this permit. The parcel would continue to be served by the Carpinteria-Summerland Water District, a private septic system and the Carpinteria-Summerland Fire Department. Access would continue to be provided off of Foothill Road. The property is a 1.0-acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at 3333 Foothill Road in the Carpinteria Area, 1st 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 planner review.

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