



COUNTY OF SANTA BARBARA

REVISED 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 19, 2010
9:00 A.M.**

Revision: 10BAR-00000-00057 Skyway Homes, LLC New Residence located at 2202 Calle Culebra was added to the 3:00 p.m. review.

Revision: Site Visit Schedule noted below was corrected to include all three site visits.

Corrected Schedule for following Site Visits: Item #6 07BAR-00000-00149 VanViet/Grimes New Residence, Garage and Carport located at 838 Toro Canyon Road, scheduled at 11:00 a.m., Item # 7 10BAR-00000-00154 Copus Accessory Structure located at 339 Ortega Ridge scheduled at 11:30 a.m. and Item #8 10BAR-00000-00057 Skyway Homes, LLC New Residence located at 2201 Calle Culebra 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	Will Rivera	Chair
Glen Morris	Jeremy Roberts	Vice Chair
Steve Willson	Anita Hodosy-McFaul	SBAR Secretary
Jeff Yardy	Anne Almy	Supervising Planner
Lane Goodkind		

- 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.

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 November 5, 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-00000-00119 Jesusita Graf Rebuild Two Story Residence Mission Canyon**
10LUP-00000-00308 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Thomas C. McMahan, agent for the owner, Klaus Graf, to consider Case No. 10BAR-00000-00119 for **final approval on consent 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 & 11/05/10)

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. 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 & 11/19/10)
- 2. 10BAR-00000-00159 Cabugos Garage Conversion Santa Barbara**
10LUP-00000-00422 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Joaquin Ornelas, agent for the owners, Nick and Carolyn Cabugos, to consider Case No. 10BAR-00000-00159 for **conceptual review/preliminary/final approval of a garage conversion of approximately 445 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,367 square feet. The proposed project will not require grading. The property is a 6,800 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-192-004, located at **4759 Andrita Street** in the Santa Barbara area, Second Supervisorial District.

3. **10BAR-00000-00164** **Yonally New Agriculture Processing Structure** **Goleta**
10LUP-00000-00442 (Julie Harris, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Jose L. Esparza , architect for the owners, Matthew and Karen Yonally, to consider Case No. 10BAR-00000-00164 for **conceptual review of a new agriculture processing structure of approximately 1,365 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,750 square feet and garage of approximately 755 square feet. The proposed project will require approximately 1,726 cubic yards of cut and no fill. The property is a 14.41 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Numbers 079-110-053, -054, located at **590 Ellwood Ridge** in the Goleta area, Third Supervisorial District.
4. **10BAR-00000-00004** **Kaupas New Residence** **Goleta**
10LUP-00000-00127 (Errin Briggs, Planner) **Jurisdiction: Goleta**
Request of Jules and Marion Kaupas, owners, to consider Case No. 10BAR-00000-00004 for **further conceptual review of a new residence of approximately 2,500 square feet (and detached second residential unit of approximately 1,200 square feet not for SBAR review.)** No structures currently exist on the newly created vacant parcel. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .46 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-004, located at **4523 Auhay Drive** in the Goleta area, Second Supervisorial District. (Continued from 1/22/10)

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **10BAR-00000-00167** **Swed/Berger Residence Addition** **Mission Canyon**
10LUP-00000-00445 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**
Request of Mehdi Hadighi, architect for the owners, Madelyn Swed and Matthew Berger, to consider Case No. 10BAR-00000-00167 for **conceptual review preliminary approval of a residence addition of approximately 244 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,704 square feet. The proposed project will not require grading. The property is a .19 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-112-011, located at **2618 Montrose Place** in the Mission Canyon area, First Supervisorial District.

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

Site Visit

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

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

Site Visit

7. **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. (Continued from 11/05/10)

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

Site Visit

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 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
Meeting by 1:30 P. M.**

9. **10BAR-00000-00168 Pevac New Residence and Pool Pavilion Hope Ranch**
(No Assigned, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Welton, agent for the owners, Damir and Anne Pevac, to consider Case No. 10BAR-00000-00168 for **conceptual review of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District.
10. **10BAR-00000-00166 Tabasgo Living Trust Cabana Replacement Santa Barbara**
10LUP-00000-00433 (Erinn Briggs, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Bildsten & Sherwin Design, architect for the owners, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00166 for **conceptual review of a rebuild cabana of approximately 795 square feet due to fire.** The following structures currently exist on the parcel: proposed residence of approximately 2,350 square feet and proposed observatory currently in plan check. The proposed project will require approximately 73 cubic yards of cut and fill. The property is a 32 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010 located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District.

Toro Canyon/Summerland/Carpinteria Areas

- 11. 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 preliminary/final approval 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 & 10/15/10)

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

- 12. 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 **further 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. (Continued from 11/05/10)

- 13. 09BAR-00000-00183 Biddlecomb/Garrett Guesthouse/Wall Toro Canyon**
10CUP-00000-00037 (J. Ritterbeck, Planner) **Jurisdiction: Toro**

Request of Tracey Burnell, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **further conceptual review of an as-built pool cabana 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 12/04/09 & 11/05/10)

- 14. 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 **preliminary approval 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 I-E-1 and shown as Assessor's Parcel Number 005-020-030, located at **339 Ortega Ridge** in the Summerland area, First Supervisorial District. (Continued from 11/05/10)

The Representatives of the following items should be in attendance at this SBAR Meeting by 3:00 P. M.

15. **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 **further conceptual/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)
16. **10BAR-00000-00165 CALPROP I, LLC Residential Partial Demolitions/Additions and Guest House Remodel Summerland**
(Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Chris Price, agent for the owner, CALPROP I, LLC, to consider Case No. 10BAR-00000-00165 for **conceptual review of demolition/remodel/additions of a residence of approximately 17,160 square feet and demolition/remodel of a guest house approximately 655 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,459 square feet with basement of approximately 384 square feet, carport of approximately 860 square feet, guest house of approximately 655 square feet and cabana not including equipment room of approximately 400 square feet. The proposed project will not require grading. The property is a 10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-011, located at **2779 Padaro Lane** in the Summerland area, First Supervisorial District.
17. **10BAR-00000-00171 MRE No. 2 & 3 LLC New Residence Summerland**
10CDP-00000-00092 (Alex Tuttle, Planner) **Jurisdiction: Summerland**
Request of John B. Kilbane, Archwest Developments, Inc., architect for the owner, Montecito Ranch Estates, NO. 2 & 3 LLC, to consider Case No. 10BAR-00000-00171 for **conceptual review of a new residence of approximately 8,894 square feet on lot 2.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.03 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District.
18. **09BAR-00000-00136 Cruces/Lohman, LLC SFD Remodel & New Addition Guest House Demo & New Guest House Toro Canyon**
09CDP-00000-00071 (Julie Harris, Planner) **Jurisdiction: Ridgeline Rural/Toro**
Request of Richele Mailand, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for **revised conceptual review of after-the-fact remodel and additions to an existing SFD including garage conversion of approximately 484 square feet and net addition of approximately 164 square feet; new SFD addition of approximately 1,407 square feet; and new detached guest house/accessory structure with a guest house of approximately 781 square feet, personal office of approximately 244 square feet, approximately 600 square feet of storage area below, and demolition of 446 square feet of guest house decks and construction of new guest house terraces and decks of approximately 624 square feet; and after-the-fact development of a new pump house of approximately 100 square feet.** Three coast live oak trees have been removed. The project includes 680 lineal feet of retaining walls, 795 lineal feet of decorative walls, grading and road improvements for fire access and approximately 960 cubic yards of cut and 960 cubic yards of fill, which have already occurred. The following structures currently exist on the parcel: a residence of approximately 2,576 square feet, garage of approximately

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

Meeting of November 19, 2010

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484 square feet (converted as above) and storage shed (recently demolished) of approximately 240 square feet. A 797 square foot guest house with 446 square feet of decks has been demolished in same footprint of the new guest house/accessory structure. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 9/11/09, 5/7/10)

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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 19, 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: Kimberley McCarthy

DATE: October 25, 2010

RE: 10BAR-00000-00159/10LUP-00000-00422, 4759 Andrita Street

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
- CONCEPTUAL/PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project is subject to the Eastern Goleta Valley Residential Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for after the fact approval of the conversion of the existing attached garage into additional habitable space. The garage area will be legalized as a master bedroom suite. The conversion adds approximately 401 square feet (net) to the permitted 1,230 square foot (net) dwelling. Interior access to this room will be maintained through an existing study. The garage door will be in-filled and a new window will be

added to this elevation (east). The project does not require any other exterior alterations, grading or the removal of any vegetation. Two parking spaces will be provided on an existing paved area outside of the required setbacks. Access to the site will remain off Andrita Street. The property will continue to be served by the Goleta Water and Sanitary districts.

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-00000-00422
Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks

DATE: November 10, 2010

RE: 10BAR-00000-00167, Swed Addition, 10LUP-00000-00445, 2618 Montrose Pl.,
APN 023-112-011

Preliminary review indicates that the project complies with the all requirements of the 7-R1 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 checked="" type="checkbox"/> | CONCEPTUAL/PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a single story bedroom addition of approximately 240 square feet to the existing single story dwelling, and an interior remodel. The proposed addition shall have a height of approximately 10 feet. Approximately 195 sq. ft. of the proposed addition shall encroach into the required rear setback as allowed by the LUDC Variable Rear Yard Setback provision (Sec. 35.30.150.C.3.d). No grading or tree removal is proposed.

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 19, 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 19, 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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: South Board of Architectural Review
Attn: Anne Almy

FROM: Errin Briggs, Planner
568-2047

DATE: November 19, 2010

RE: Revised Final Review of Landscape Plan processed with the Rothbard Single-Family Residence, Case No. 07 CDP-00000-00039, APN 005-270-006, 3215 Foothill Road, 06BAR-00000-000302

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 11/5/10 REVIEW:

- a. As built landscaping is inconsistent with previous approval and blatant disregard of SBAR direction.
- b. Installed mature olives and peppers eliminate public views across the site to the ocean and are unacceptable.
- c. Uplighting of trees is unacceptable.
- d. Previously approved plans should be adhered to; if applicant continues to desire a different landscape design, return for further revised final. However, new design must protect public views across the site

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera, Morris and Goodkind absent) to continue 10BAR-00000-00147. Applicant to return for further revised final approval at the November 19, 2010 meeting.

SITE CONTEXT:

The project site is located at 3215 Foothill Road just west of the Santa Barbara Polo Club property. The site is lower in elevation than the roadway and due to a lack of vegetation, expansive public views are available over the site from Foothill Road to the ocean as travelers drive in an easterly direction.

REASON FOR RETURN TO SBAR FOR REVISED FINAL:

The applicant received final approval for a landscape plan associated with the development of a new residence on the subject parcel in 2007. During a recent site visit, staff noticed that the existing landscaping did not conform to the landscape plan approved in 2007. Subsequent to SBAR approval of the landscape plan, the property owner has planted numerous mature olive and pepper trees along the private driveway entrance parallel to Foothill Road. The olive and pepper trees effectively block public views over the site from Foothill Road to the ocean. A zoning violation (10ZEV-00000-00201) was established and the applicant is now seeking revised final approval for the as-built landscape plan in order to remedy the violation.

BACKGROUND:

In 2006/2007 the applicant sought two separate permits for development; 1) 06CDP-00000-00092 for several horse barns to be located in the northeastern portion of the parcel adjacent to Foothill Road - 06BAR-00000-00096 was the associated BAR case, and 2) 07CDP-00000-00039 for the construction of a new residence - 06BAR-00000-00302 was the associated BAR case.

SBAR review of these two project overlapped somewhat – both projects were reviewed back-to-back by SBAR on January 19th and June 8, 2007. In order to provide context and continuity in review of the two landscape plans, SBAR directed the applicant to prepare a comprehensive plan that would screen both the barn and residence development to be approved under 06BAR-00000-00302 for the residence (see SBAR minutes for the barn dated 1/19/07).

Of concern to the SBAR during their review of the landscape plan was the existing view corridor over the site from Foothill Road to the ocean. The SBAR directed the applicant to develop a landscape plan that provided for screening of the new buildings and left the view corridor open. Several comments in the SBAR minutes for both 06BAR-00000-00096 & 06BAR-00000-00302 reflect this direction:

- “Landscaping shall be no more than 18 inches higher than the 36-inch wall in front of the farm employee residence.”
- “Protection of public views is critical to this development”
- “Please bring photos of the views of the site from Foothill and show proposed landscaping, including the elevations of the landscaping, in those views to illustrate protection of the view corridors.”
- “Entry palms and pomegranate trees are acceptable at the entrance to the property, however, other landscaping shall be no taller than 4.5 feet at the entrance to the property.”

The final-approved landscape plan reflects these comments and leaves the view corridor open as directed by the SBAR and consistent with good planning practice.

NOTE: The final-approved landscape plan focuses on the western portion of the property near the residence and does not include the area adjacent to the barns in the eastern portion of the site. The offending olive trees are located generally east of the area shown on the approved plan. However, the SBAR clearly directed the applicant to prepare a comprehensive plan for both the residence and barn areas as part of 06BAR-00000-00302 that protected public views along the Foothill Road corridor. If the applicant desired landscaping in the area of the olive trees, such landscaping should have been included with 06BAR-00000-00302 and appropriately reviewed/approved by the SBAR.

STAFF ANALYSIS AND RECOMMENDATION:

Please review photos of the olive & pepper trees taken by staff on September 22, 2010 attached to this memo. The photos were taken along Foothill Road at approximately the same height as a passenger sitting in a car. Note how the trees obscure views of the ocean in conflict with the direction provided by SBAR throughout review of the approved landscape plan.

The existing olive & pepper trees were not approved as part of the applicant's landscape plan and currently represent a Zoning Violation. Because the trees effectively block public views to the ocean as seen from Foothill Road, staff recommends denial of the revised-final landscape request.

If your Board chooses to deny the request, please direct the applicant to return with a modified plan that maintains the view corridor and may be acceptable to the Board.

If your Board is considering support for the request, please continue the project to a future hearing and conduct a site visit to gain the appropriate site context.

ATTACHMENTS:

1. Site Photos taken September 22, 2010
2. Final Approved Landscape Plan for 06BAR-00000-00302
3. SBAR Minutes for the Barn (06BAR-00000-00096) and the Residence (06BAR-00000-00302)

cc: 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, Planner

DATE: November 19, 2010

RE: 07BAR-00000-00149, Van Vliet/Grimes New Residence, Garage & Carport,
07LUP-00000-00390, APN 155-040-041, located at 838 Toro Canyon Road

Preliminary review indicates that the project complies with all requirements of the RR-20 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan including the Toro Canyon 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"/>	PRELIMINARY
<input checked="" type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

SBAR COMMENTS FROM PREVIOUS REVIEW ON 11/5/10:

Project received conceptual review only, no action was taken. Applicant to return for further preliminary/final approval with a site visit at the meeting of November 19, 2010

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a new single-family dwelling of 3,295 square feet, with porches/stairs of 250 square feet, a balcony of 770 square feet, a mechanical area of 282 square feet, an attached garage of 518 square feet and an attached carport of 240 square feet. Also included are 2,600 cubic yards of cut and zero cubic yards of

fill. Lot is currently vacant and was created by TPM 12,985, approved May 22, 1980. No trees are proposed for removal. The parcel would be served by a Toro Canyon Estates Mutual Water Company, a private sewage disposal system, and the Carpinteria-Summerland Fire Protection District. Access would continue to be provided from a private driveway easement off of Toro Canyon Road. The property is a 5-acre parcel zoned RR-20 and shown as APN 155-040-041, located at 838 Toro Canyon Road in the Toro Canyon Community Plan 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 Hodosy, P&D

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