



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA Room

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

**Meeting Date: November 20, 2009
9:00 A.M.**

NOTICE: As of June 2008, all revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.

Martha Gray
Glen Morris
Steve Willson
Jeff Yardy

Will Rivera
Jeremy Roberts
Anita Hodosy-McFaul
Anne Almy

Chair
Vice Chair
SBAR Secretary
Supervising Planner

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- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
 - If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
 - If your case appears on the Consent Agenda, it is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
 - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
 - Board of Architectural Review approvals do not constitute Land Use Clearances.
 - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of November 6, 2009 will be considered.

- IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS
- V. STAFF UPDATE
- VI. 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-00000-00270 Eran Fields, Icon Student Housing Isla Vista**
09DVP-00000-00002 (Errin Briggs, Planner) Jurisdiction: Coastal
09TPM-00000-00001
Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **further conceptual review of a new mixed-use building of approximately 15,943 (C-2 Site) and 5,354 square feet (SRH-2 Site) for approximate total of 21,297 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 3,877 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08)
2. **Discussion Item Chino's Restaurant Façade Improvement Isla Vista**
(Jim Heaton, Planner)
Request of Santa Barbara County Redevelopment Agency, on behalf of Viva Enterprises LLC, architect Keith Rivera of ACME Architecture, to brief the Board regarding design of façade improvement for Chino's Restaurant. Improvements include paint, facade, parapet, lighting, and outdoor dining area. The property is located at 6530 Pardall Road in the Isla Vista area, Third Supervisorial District.
3. **09BAR-00000-00173 Seegert New Garage/Workshop Santa Barbara**
09LUP-00000-00454 (Kimberly McCarthy, Planner) Jurisdiction: Ridgeline - Urban
Request of Chris Seegert, owner, to consider Case No. 09BAR-00000-00173 for **conceptual review and preliminary approval of a new garage/workshop of approximately 1,421 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,178 square feet. The proposed project will require approximately 196 cubic yards of cut and fill. The property is a 0.36 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-041-062, located at **974 N. La Cumbre** in the Santa Barbara area, Second Supervisorial District.

The Representatives of the following items should be in attendance at this SBAR Meeting by 10:30 A. M.

4. **09BAR-00000-00166 Carter Residence Addition/Remodel Santa Barbara**
09LUP-00000-00442 (Brian Banks, Planner) Jurisdiction: Goleta
Request of Susan Sherwin, agent for the owners, Glenn and Illean Carter, to consider Case No. 09BAR-00000-00166 for **preliminary/final approval of a first and second story addition/remodel of approximately 650 square feet.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,436 square feet. The

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

8. **09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool Summerland**
09CDP-00000-00009 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **preliminary approval of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 square feet, garage of approximately 872 square feet, guesthouse of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 2/13/09 and Site Visit 3/13/09, 3/27/09 4/10/09, and 4/24/09)
9. **09BAR-00000-00121 Stein Residence Addition/Remodel/Cabana Toro Canyon**
09CDH-00000-00015 (June Pujo, Planner) **Jurisdiction: Coastal**
Request of Tom Jacobs, architect for the owners, Gene and Mindy Stein, to consider Case No. 09BAR-00000-00121 for **preliminary/final approval of residence addition of approximately 284 square feet, new garage of approximately 806 square feet and new cabana of approximately 794 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,589 square feet and garage (to be demolished) of approximately 1,022 square feet. The proposed project will not require grading. The property is a .714 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-052, located at **3373 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/14/09)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: November 18, 2009

RE: 09BAR-00000-00173/09LUP-00000-00454, Seegert Detached Garage/Workshop

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.

PLEASE SPECIFICALLY COMMENT ON:

Project site is subject to Ridgeline/Hillside Overlay pursuant to §35.62 of the Santa Barbara County Land Use & Development Code.

PROJECT DESCRIPTION:

The proposed project is for the construction of a detached garage/storage/workshop structure approximately 1,421 square feet in size with a maximum height of 24 feet two inches. The structure will be located east (behind) the existing single family dwelling. A

trellis (approximately 25 feet by 14 feet four inches) is also proposed between the residence and the accessory structure. The project will require approximately 190 cubic yards of cut and 190 cubic yards of fill. One nonnative (14 inch pepper tree) will be removed to allow for the construction of the accessory structure. Native vegetation will not be affected by the proposed development. Access to the site will continue to be taken from La Cumbre Road.

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: Chris Seegert, seegerts@att.net
09LUP-00000-00454, case file
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 17, 2009

RE: 09BAR-00000-00166, Carter Addition, 09LUP-00000-00442, 4717 Sierra Madre Rd., APN 059-313-003

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

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

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a 618 sq. ft. (gross) first and second story addition to the existing one-story dwelling, interior remodel and new first floor deck. The project consists

of a new second story master bedroom and bath, expanded dining room, new roof, interior remodel, new first floor deck in rear yard and replacement of existing windows and doors. The project will not require grading. No tree or native vegetation removal is proposed. The residence will continue to be served by the Santa Barbara County Water Agency, Santa Barbara County Fire Department and Goleta Sanitary District. Access to the site will continue to be taken from Sierra Madre Rd. The property is a 0.48-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-313-003, located at 4717 Sierra Madre Road in the Goleta Planning 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 20, 2009

RE: 09BAR-00000-00175, Schoellkopf Addition to Barn, 08CDP-00000-00157
435 Hunt Drive, Summerland area; APN 005-030-037

Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-10 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, including the Summerland Community Plan subject to certain conditions.

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

This project may proceed for:

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

PLEASE SPECIFICALLY COMMENT ON:

➤ Agent has worked with P&D to address all planning and zoning concerns.

PROJECT DESCRIPTION:

The proposed project is for the construction of a 787 sq. ft addition to an existing 2,416 sq. ft. barn/stable. The proposed project will not require grading. The property is a 11.69-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-037, located at 435 Hunt Drive 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: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: November 20, 2009

RE: 09BAR-00000-00017, Czyzyk New Residence, Garage, Cabana & Pool, 09CDP-00000-00009
2325 Ortega Ranch Road, Summerland: APN 005-580-006

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.

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

This project may proceed for:

PRELIMINARY

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

➤ Agent has worked with P&D to address all planning and zoning concerns.

PROJECT DESCRIPTION:

The proposed project is for the construction of a new residence of approximately 6,569 square feet with an attached 2-car garage, a basement of approximately 985 square feet and an attached 190 square foot cabaña at the basement level, a new detached 2-car garage of approximately 460 square feet and a new swimming pool and spa. The proposed project will require approximately 2,436 cubic yards of cut and 2,348 cubic yards of fill. The property is a 5.12-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at 2325 Ortega Ranch Road, 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: South County Board of Architectural Review
Attn: Anne Almy

FROM: June Pujo, Planner (568-2056)

DATE: November 17, 2009

RE: 09BAR-00000-00121; Stein SFD Addition and Cabana/Garage;
09CDH-00000-00015; 3373 Padaro Lane; APN: 005-400-052.

This appealable CDH was approved at the Zoning Administrator Hearing of October 16, 2009. The project as approved complies with the zoning requirements for the 8-R-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance. The project was also found to be consistent with Coastal Plan and Montecito Community Plan policies, as well as the conditions of the Parcel Map that created the subject lot. The project was conditioned to adhere to all prior applicable map provisions, recordation of a Notice to Property Owner (NTPO) for the cabana, and for adherence to Final SBAR approval.

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.

PROJECT DESCRIPTION:

The proposed project is for

Demolition of a 1,022 s.f. carport/garage, construction of a new cabana and garage structure with approximately 806 s.f. of garage space and approximately 794 s.f. of cabana space, with no interior access, additions of approximately 284 s.f. to portions of the existing 3589 square

foot SFD, and reconfiguration of the existing pool. The project also includes an 8' foot high property line fence on the east and west property boundaries. Grading quantities will be less than 50 cubic yards and no trees are proposed for removal. The parcel will be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria/Summerland Fire District. Access will continue to be provided off of Padaro Lane via a private easement. Assessor's Parcel Number 005-400-052 is a 0.714-acre parcel zoned 8-R-1 and located in the Toro Canyon Community Plan Area, First Supervisorial District.

Plans, dated 11/16/09, were submitted to P&D on 11/16/09 and reviewed by the planner. 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.

Final Issuance of the Zoning Administrator-approved Coastal Development Permit is subject to my review.

cc: Case File (June Pujo)
David Villalobos
Tom Jacobs, Architect, Ensberg Jacobs Design, 839 Mission Cyn. Rd., SB, CA 93105.

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