



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: December 2, 2011
9:00 A.M.**

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

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

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

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of November 18, 2011 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. 11BAR-00000-00086 Terbel/Wilson New Residence Santa Barbara**
11LUP-00000-0048 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Keith Rivera, architect for the owners, Heather Terbell and Mark Wilson, to consider Case No. 11BAR-00000-00086 for **preliminary/final approval of a new residence of approximately 2,000 square feet.** The following structures currently exist on the parcel: agricultural accessory structure of approximately 1,580 square feet and carport of approximately 460 square feet (both to be demolished). The proposed project will require approximately 490 cubic yards of cut and 500 cubic yards of fill. The property is a 4.25 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, located at **780 La Buena Terra** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/17/11)
- 2. 11BAR-00000-00170 Rambelli Residence Addition Santa Barbara**
11LUP-00000-00405 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Kathy Hancock, architect for the owners, Fasio and Rie Rambelli, to consider Case No. 11BAR-00000-00170 for **conceptual review/preliminary/final approval of a residence addition of approximately 274 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,414 square feet and attached two car garage of approximately 400 square feet. The proposed project will not require grading. The property is a 12,700 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-140-024, located at **365 Arroyo Road** in the Santa Barbara area, Second Supervisorial District.

3. **11BAR-00000-00185 Goss and Sullivan Residence Addition** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Gary Jensen, architect for the owners, Frank Goss and Patricia Sullivan, to consider Case No. 11BAR-00000-00185 for **conceptual review of a residence addition of approximately 412 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,137 square feet, attached garage of approximately 465 square feet, garden building of approximately 157 square feet and storage building of approximately 157 square feet. The proposed project will require approximately 16 cubic yards of cut and no fill. The property is a 5.91 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-017, located at **5629 Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

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

4. **011BAR-00000-00188**
Loman Residence Addition, Detached Garage and Trellis **Santa Barbara**
11LUP-00000-00446 (No Assigned Planner) **Jurisdiction: Goleta**
Request of Curt Moniot, agent for the owner, Ken Loman, to consider Case No. 11BAR-00000-00188 for **conceptual review of a residence addition of approximately 58 square feet, new detached garage of approximately 435 square feet and patio/trellis of approximately 231.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,233 square feet and attached garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,150 (net) square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-172-006, located at **685 San Ramon** in the Santa Barbara area, Second Supervisorial District.
5. **10BAR-00000-00145 Duerner New Residence and Garage** **Goleta**
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**
Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **preliminary/final approval of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10 & 2/18/11 & 3/18/11 & 7/15/11)

The Representatives of the following items should be in attendance at this SBAR Site Visit by 11:15 A. M.

6. **11BAR-00000-00159**
2745 BV LLC Demolition and Proposed New Residence and Garage **Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for a **site visit of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)

**7. 11BAR-00000-00160
2755 BV LLC Demolition and Rebuild of New Residence, Cabana, Guesthouse and
Workshop Toro Canyon**

(No Assigned Planner)

Jurisdiction: Toro

Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for a **site visit of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)

The Representatives of the following items should be in attendance at this SBAR Meeting by 1:00 P. M.

8. 09BAR-00000-00103 State Street Hospitality, Inc. 86-Room Hotel Santa Barbara
09DVP-00000-00018 (Julie Harris, Planner) Jurisdiction: DVP

Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **further conceptual review of a new 86-room hotel of approximately 38,388 square feet with a partially subterranean parking garage of approximately 43,758 square feet (94 parking spaces), and a retaining wall located adjacent to the retention basin in the rear of the property, which would be approximately eight feet in height with a 3.5-foot safety railing located within a setback.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, one residence (currently vacant) of approximately 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.87-acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/10/09, 12/18/09, 1/22/10 2/05/10, 2/19/10, 8/26/11, 10/07/11 & 11/04/11)

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

**9. 11BAR-00000-00182
Three River Consulting Inc. Residence Remodel and New Garage Mission Canyon**
(No Assigned Planner) Jurisdiction: Mission

Request of Thompson Naylor Architects, J. King, architect for the owner, Three River Consulting Inc., to consider Case No. 11BAR-00000-00182 for **conceptual review of a residence remodel of approximately 3,820 square feet (no new area) and a new garage of approximately 1,359 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,820 square feet and garage of approximately 400 square feet. The proposed project will require approximately 350 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.1 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-066, located at **890 Tornoe Road** in the Mission Canyon area, First Supervisorial District.

10. **11BAR-00000-00186** **Sonnino/Brillo Residence Addition** **Hope Ranch**
11LUP-00000-00443 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline-Urban**
Request of Adele Goggia, Harrison Design, agent for the owners, Mark Sonnino and Lyn Brillo, to consider Case No. 11BAR-00000-000186 for **conceptual review/preliminary/final approval of a conversion of a loggia to habitable space of approximately 230 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 8,991 square feet, covered loggia of approximately 245 square feet, guest house of approximately 770 square feet, two garages of approximately 725 and 673 square feet and stables of approximately 740 square feet. The proposed project will not require grading. The property is a 5.23 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-001, located at **4225 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.

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

11. **11BAR-00000-00180** **Burke/Cook New Residence** **Mission Canyon**
08LUP-00000-00132 (Petra Leyva, Planner) **Jurisdiction: Mission**
Request of David Burke, architect, owner, and Paul Cook, owner, to consider Case No. 11BAR-00000-00180 (previously known as 08BAR-00000-00068) for **final approval of a new residence of approximately 1,797 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8,932 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1453 Orange Grove** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06,7/14/06, 10/06/06, 10/27/06 & 12/08/06, 4/25/08, 8/08/08 & 8/22/08)
- Toro Canyon/Summerland/Carpinteria Areas**
12. **11BAR-00000-00159**
2745 BV LLC Demolition and Proposed New Residence and Garage **Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for **further conceptual review of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)
13. **11BAR-00000-00160**
2755 BV LLC Demolition and Rebuild of New Residence, Cabana, Guesthouse and Workshop **Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for **further conceptual review of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)

14. **10BAR-00000-00193** **Turnbull New Residence** **Summerland**
10CDP-00000-00099 (Kimberley McCarthy, Planner) **Jurisdiction: Summerland**
Request of Chris Belanger, agent for the owners, Dave and Linda Turnbull, to consider Case No. 10BAR-00000-000193 for **further conceptual review of a new residence of approximately 2,700 square feet and garage of approximately 484 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 190 cubic yards of cut and approximately 39.3 cubic yards of fill. The property is a 10,125 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-053, located at **2500 Block Whitney Avenue** in the Summerland area, First Supervisorial District. (Continued from 1/07/11, 1/21/11, and 7/15/11 & 8/26/11 & 9/16/11))


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

15. **11BAR-00000-00183** **Tornabene New Garage and Detached Hobby Room** **Toro Canyon**
11CDH-00000-00048 (Brian Banks, Planner) **Jurisdiction: Toro**
Request of Bree Medley and Jenifer Foster, agents for the owner, Michele Tornabene, to consider Case No. 11BAR-00000-00183 for **conceptual review of a new detached garage of approximately 440 square feet, a detached hobby room of approximately 625 square feet and covered patio of approximately 270 square feet.** The following structures currently exist on the parcel: **a residence of approximately 1,603 square feet and new shed of approximately 80 square feet.** The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .81 acre parcel zoned rr-10 and shown as Assessor's Parcel Number 005-210-044, located at **375 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.
16. **11BAR-00000-00037** **Furlotti Residence Addition and Remodel** **Carpinteria**
11CDH-00000-00023 (Brian Banks, Planner) **Jurisdiction: Coastal**
Request of Steve Giannetti, architect for the owner, Alexander Furlotti, to consider Case No. 11BAR-00000-00037 for **preliminary/final approval of a residence first floor addition of approximately 94 square feet with a demolition of approximately 40 square feet and second floor addition of approximately 507 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 4,483 square feet and a detached garage. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-005, located at **4237 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 4/15/11)
17. **08BAR-00000-00163** **Duca Residence Partial Demo/Remodel/Additions** **Toro Canyon**
08CDH-00000-00022 (Julie Harris, Planner) **Jurisdiction: Coastal/Toro**
Request of Neumann, Mendro, Andrulaitis, architects for the owner, Reece Duca, to consider Case No. 08BAR-00000-00163 for **final approval of a new residence including demolition of a 3,779 square feet single family dwelling, 1,217 square feet two-car garage with accessory living quarters, and 1,118 square feet of deck, and construction of a new, two-story single family dwelling of approximately 4,954 square feet, approximately 1,333 square feet of new deck and a new detached three-car garage (808 square feet) with an attached hobby room (508 square feet) totaling 1,316 square feet.** The new house will be located within the footprint of the existing house and utilize the existing caisson and grade-beam foundation, and floor framing, with an approximately 1,474 square feet expansion of the footprint to the northeast. **The project will retain in place 1,000 square feet of existing deck.** The following structures currently exist on the parcel: a residence of approximately 4,460 square feet and garage of approximately 893 square feet with second floor accessory living unit of approximately 399 square feet, to be demolished. The proposed project will require approximately 55 cubic yards of cut and 55 cubic yards fill. The property is a 2.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-033, located at **3003 Padaro Lane** in the Toro Canyon/Coast area, First Supervisorial District. (Continued from 8/22/08 & 12/18/09)

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner 

DATE: November 21, 2011

RE: 11BAR-00000-00086, Terbell & Wilson New Dwelling, 11LUP-00000-00448, 780
La Buena Tierra, APN 067-110-027

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, 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/FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- N/A
-

PROJECT DESCRIPTION:

The proposed project is for demolition of the existing structure and carport, construction of new one-story residence approximately 1,807 (net) square feet in size, approximately 15 feet in height. Approximately 490 cubic yards of cut and 500 cubic yards of fill are required to improve the existing driveway, create a Fire Department required turn-around area, as well as parking and landscaping areas. The project also includes new retaining walls with a maximum height of four feet, removal of the existing septic system, and installation of a new septic system with designated expansion area. No trees are proposed for removal. The property is a 4.25-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, addressed as 718 La Buena Tierra, 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 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

RECEIVED

NOV 18 2011

S.B. COUNTY
PLANNING & DEVELOPMENT

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy 

DATE: November 18, 2011

RE: 11BAR-00000-00170/11LUP-00000-00405, Rambelli Residential Addition, 365 Arroyo Road

Preliminary review indicates that the project complies with the all requirements of the 15-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 existing residence has been evaluated by an Architectural Historian and determined to be eligible to be listed as a Santa Barbara Place of Historic Merit. The analysis concluded that the additions as proposed would not result in a significant impact to historic resources.

PROJECT DESCRIPTION: The proposed project is for an addition of approximately 250 square feet (net) to the existing single family dwelling. The addition will be located on the eastern (front) portion of the residence. The height of the addition will match the roofline of the existing structure and will not affect the maximum height of the existing dwelling (14 feet). The project does not require any grading or the removal of any native vegetation or

trees. The site will continue to be served by the Goleta Water & Sanitary districts. Access to the site will continue to be taken from an existing driveway off Arroyo 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: Case File

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: December 2, 2011

RE: 08LUP-00000-00277 - Duerner New SFD, Agricultural Accessory Structures and Change of Uses
610 Glen Annie Road, Goleta, APN: 077-080-023

Preliminary review indicates that the project would be brought into compliance with the all zoning requirements for the AG-II-40 zone district and would be compatible with the requirements of the County LUDC and the policies of the County Comprehensive Plan, including the Goleta Community Plan with approval of the Land Use Permit.

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 and FINAL APPROVAL by your board.

PLANNER COMMENTS

- Applicants have worked with P&D to include all components currently outstanding that approval of the associated Land Use Permit would resolve.
- Only remaining issue is Design Review of structures under the jurisdiction of the SBAR.

PROJECT DESCRIPTION:

The project is for a Land Use Permit (LUP) to legalize all existing agricultural accessory structures, permit the construction of a new single-family dwelling, a new agricultural employee dwelling and to legalizes the change of use of an existing agricultural employee dwelling to the main single-family dwelling and change the use of the previous single-family dwelling (known as the "Pomatto House") to a second agricultural employee dwelling associated with the existing horse stables on-site. Grading would include less than 50 cubic yards of cut and fill. No trees are proposed for removal as a part of this project. 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 Glenn Annie Road. The property is a 54.2-acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at 610 Glenn Annie Road in the Goleta Community Plan Area, Third 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: Kimberley McCarthy

DATE: November 21, 2011

RE: 11BAR-00000-00186/11LUP-00000-00443, 4225 Cresta Avenue, Sonnino-Brillo
SFD Addition

Preliminary review indicates that the project complies with the all requirements of the 3.5-EX-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The project is subject to the Ridgeline Hillside Overlay regulations.

PROJECT DESCRIPTION:

The proposed project is for the enclosure of an existing loggia on the second floor adding approximately 230 square feet (net) of additional habitable space. The residence will become approximately 7,578 square feet (net) in size. The maximum height of the structure will remain 28 feet, nine inches. Construction activities include an interior remodel of the first and second floors of the existing residence and minor exterior alterations (window and

door changes). This work is exempt from zoning permit requirements. The project does not require any grading or the removal of any native vegetation or trees. Eight parking spaces (four covered and four uncovered) will remain available on the parcel. On-site development will continue to be served by the La Cumbre Mutual Water Company and an existing private septic system. Access to the property will continue to be taken from the existing driveways via Cresta Avenue.

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: Anita Hodosy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Petra Leyva, Planner

DATE: November 21, 2011

RE: 08BAR-00000-00068, Burke Alterations
08LUP-00000-00132, 1453 Orange Grove Road, 023-031-012

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:

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

APPROVAL by your board.

PROJECT HISTORY:

A single-family residence was approved on the subject parcel by Land Use Permit No.05LUP-00000-00821 on August 29, 2007. The applicant filed a permit revision application on February 29, 2008. Proposed revisions to the previously permitted design needed to be approved by the South County Board of Architectural Review (SBAR). The proposed design revisions were denied by the SBAR on April 25, 2008, and Planning and Development (P&D) on May 8, 2008, due to inconsistency with policies and requirements of the Comprehensive Plan and the County Land Use and Development Code. SBAR's denial was based on its inability to make required

findings, including neighborhood compatibility and mass bulk and scale. P&D denial was based on inability to make the required findings for project approval due to SBAR denial.

At the County Planning Hearing of August 27, 2008, the Planning Commission granted a portion of the appeal pertaining to the proposed driveway realignment, exterior retaining wall changes, changes to the residence of window, doors, chimneys, exterior walls, and interior floor plan changes and denied the remainder of the appeal pertaining to the conversions of a 1-car garage and carport to a 2-car garage, and the addition of a 1,000 square foot basement subject to the revised conditions of approval included as Attachment C of the staff memo, dated August 11, 2008.

Condition #2 of Attachment C of the staff memo states: The applicant shall submit architectural drawings of the project for review and obtain final approval from the Board of Architectural Review prior to issuance of Land Use Permits.

PROJECT DESCRIPTION:

The proposed project is for exterior and interior alterations to a permitted single family dwelling of approximately 1,797 square feet with a garage/laundry of approximately 430 square feet, and carport of 200 square feet. The building footprint, including the garage and carport, is approximately 2,427 square feet. Changes including a revised floor plan change in location of walls, doors, windows, fireplaces, and chimneys. Revised landscaping and retaining walls are also 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.**


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: Anne Almy

FROM: Brian Banks, Planner 

DATE: November 15, 2011

RE: 11BAR-00000-00037, Furlotti Addition, 11CDH-00000-00023, 4237 Avenue Del Mar, APN 003-410-005

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 Article II Zoning Ordinance and the policies of the Comprehensive Plan, including the Coastal Land Use 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/FINAL

APPROVAL by your board.

Note: The project received Final Approval from the Sandyland Cove HOA

PROJECT DESCRIPTION:

The proposed project is to allow demolition of 40 square feet of the first floor of the existing two story dwelling, a first floor kitchen addition of 94 square feet, a second floor study/closet addition of 507 square feet, a first floor attached trellis of approximately 180 square feet, and validation of an unpermitted shower within the existing recreation room by conversion of the existing recreation room use to a cabana use. The height of the proposed second floor addition shall be 25 feet, 6 inches and shall not exceed the height of the existing dwelling. The project will not require grading and no trees are proposed for removal. The project is located at 4237 Avenue Del Mar, in the Carpinteria area.

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

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

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Julie Harris
Planner III

DATE: December 2, 2011

RE: 08BAR-00000-00163, Duca New Residence, 08CDH-00000-00022
3003 Padaro Lane, APN 005-380-033

Preliminary review indicates that the project complies with the all zoning requirements for the 3-E-1 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Coastal Land Use Plan and Toro Canyon Plan, subject to certain conditions.

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The project archaeologist has reviewed the proposed landscape plan and found that with some changes, the landscape can be accomplished without jeopardizing onsite cultural resources. P&D's staff archeologist has reviewed the report and concurs. The revised landscape plan has been submitted for your review today. The whole of the project is ready for final.

PROJECT DESCRIPTION:

The proposed project is for a new residence including demolition of a 3,779 square feet (net) single family dwelling, 1,267 square feet two-car garage with accessory living quarters, and 1,118 square feet of deck, and construction of a new, two-story single family dwelling of approximately 5,058 square feet (net), approximately 735 square feet of new deck and a new detached three-car garage (808 square feet) with an attached hobby room (508 square feet) totaling 1,316 square feet. The new house will be located within the footprint of the existing house and utilize the existing caisson and grade-beam foundation, and floor framing, with an approximately 1,474 square feet expansion of the footprint to the northeast. The project will retain in place 1,000 square feet of existing deck. The following structures currently exist on the parcel: a residence of approximately 3,779 square feet and garage of approximately 848 square feet with second floor accessory living unit of approximately 369 square feet, to be demolished. The proposed project will require approximately 55 cubic yards of cut and 55 cubic yards fill.

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

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