



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 3, 2010
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.

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|---------------|---------------------|----------------------------|
| 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.
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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 19, 2010 will be considered.

IV. CONSENT AGENDA:

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. McMahon, 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 & 11/19/10)

C-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 **final approval on consent 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. (Continued from 11/19/10)

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. 10BAR-00000-00161 Frost Agricultural Barn Santa Barbara
08LUP-00000-00714 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**

Request of Kevin Frost, owner, to consider Case No. 10BAR-00000-00161 for **preliminary/final approval of an agricultural barn of approximately 2,100 square feet.** The following structures currently exist on the parcel: a barn of approximately 900 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 10 acre parcel zoned MTN.GOL 100 and shown as Assessor's Parcel Number 153-300-013, located at **2013 N. San Marcos Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/05/10)

2. 10BAR-00000-00061 Essex Property Trust Monument Sign Isla Vista
10CUP-00000-00011 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**

Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00061 for **further conceptual review of one monument sign of approximately 31.34 square feet.** The following structures currently exist on the parcel: Housing Apartments. The proposed project will not require grading. The property is a 1.39 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-024, located at **6721 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10, 6/18/10, 7/02/10 & 7/16/10)

3. **10BAR-00000-00062 Essex Property Trust Monument Sign** **Goleta**
10LUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Tracy Parker, Woflpack Sigh Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00062 for **further conceptual review of one monument sign of approximately 27.53 square feet.** The following structures currently exist on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **775 Camino Del Sur** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10, 6/18/01, 7/02/10 & 7/16/10)
4. **10BAR-00000-00063 Essex Property Trust Monument Sign** **Goleta**
10CUP-00000-00013 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Tracey Parker, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00063 for **further conceptual review of one monument sign (re-hab) of approximately 110 square feet (existing monument) sign face of approximately 19.99 square feet.** The following structures currently exist on the parcel: Housing apartments. The proposed project will not require grading. The property is a 1.89 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-026, located at **6711 El Colegio Road** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10, 6/18/10, 7/02/10 & 7/16/10)

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **10BAR-00000-00151 Jesusita Fire Cannell New Residence** **Mission Canyon**
09JES-00000-00056 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Ketzell and Goodman, architect for the owners, David and Louise Cannell, to consider Case No. 10BAR-00000-00151 for **preliminary/final approval of a new two story residence to replace a residence lost in Jesusita Fire of approximately 3,889 square feet.** No structures currently exist on the parcel due to fire destruction. The proposed project will not require grading. The property is a 1.05 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 023-320-017, located at **2820 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/05/10)
6. **10BAR-00000-00158 Bluth Residence Addition and Pool Cabana** **Santa Barbara**
10LUP-00000-00421 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**
Request of Akiko Wade Davis, architect for the owner, Carrie Bluth, to consider Case No. 10BAR-00000-00158 for **preliminary approval of a residence addition of approximately 645 square feet and pool cabana of approximately 288 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,565 square feet, attached garage of approximately 316 square feet, shed of approximately 60 square feet and playhouse of approximately 50 square feet. The proposed project will require approximately 15 cubic yards of cut and fill. The property is a 22,500 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-223-005, located at **2825 Glendessary Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 11/05/10)
7. **09BAR-00000-00105 The Muerte Trust Residence Additions** **Hope Ranch**
09CDH-00000-00024 (Nicole Lieu, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Kevin Moore, agent for the owners, The Muerte Trust, to consider Case No. 09BAR-00000-00105 for **further conceptual review/preliminary approval of residence addition of approximately 2,119 square feet and an addition over the garage of approximately 460 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,000 square feet and garage/guesthouse of approximately 919.5 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 6.1 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-110-005, located at **4565 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/10/09 & 7/16/10)

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

Toro Canyon/Summerland/Carpinteria Areas

8. **09BAR-00000-00067 Brogin New Residence Toro Canyon**
09CDP-00000-00024 (J. Ritterbeck, Planner) **Jurisdiction: Toro**
Request of Nate and Wendy Brogin, owners, to consider Case No. 09BAR-00000-00067 for **further conceptual review of a new residence of approximately 3,500 square feet and garage/storage of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 1,500 cubic yards of fill. The property is a 24,829 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-013, located at **1791 Ocean Oaks Road** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 5/22/09)
9. **10BAR-00000-00068 Hixon Garage/Workshop, Gym and Cabana Toro Canyon**
10LUP-00000-00311 (Kimberley McCarthy, Planner) **Jurisdiction: Toro**
Request of Britt Jewett, architect for the owner, Andrew Hixon, to consider Case No. 10BAR-00000-00068 for **preliminary approval of a garage/workshop of approximately 997 square feet, gym of approximately 770 square feet and cabana of approximately 767 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,399 square feet, accessory structure of approximately 356 square feet (to be demolished) and carport of approximately 304 square feet (to be demolished). The proposed project will require approximately 127 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 5 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-010, located at **900 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 5/07/10)
10. **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 & 11/19/10)
11. **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/final 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 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 & 11/19/10)

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

12. **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.
(Continued from 11/19/10)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks, Planner

DATE: November 1, 2010

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

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

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

This project may proceed for:

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Landscaping

PROJECT DESCRIPTION:

The proposed project is for a new 2,224 sq. ft. two-story residence with 426 sq. ft. garage to replace the residence of approximately 900 sq. ft. lost in the Jesusita Fire. The project consists of a main floor of 1,537 sq. ft., garage of 426 sq. ft., breezeway of 24 sq. ft. (between garage and dwelling), lower floor of 687 sq. ft., patio of 435 sq. ft., open storage area of 134 sq. ft., and 750 sq. ft. of deck area. The new residence would have a maximum height of 25 feet. The garage will encroach approximately 5 feet into the required front yard setback as allowed by the LUCD Sloping Lot Setback provision (Sec. 35.30.150.C.1.c). Grading for the development would consist of 140 cubic yards of cut, 40 cubic yards of fill, and 100 cubic yards of export.

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

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Kimberley McCarthy

DATE: December 1, 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**
- PRELIMINARY/FINAL**
- FINAL (On Consent)**
- 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: J. Ritterbeck, Planner

DATE: December 3, 2010

RE: 10BAR-0-00061 | 10CUP-0-00011 & 10SCC -0-00005 - Essex Property Trust Entrance Sign:
6721 El Colegio Road
10BAR-0-00062 | 10CUP-0-00012 - Essex Property Trust Entrance Sign: 775 Camino Del Sur
10BAR-0-00063 | 10CUP-0-00013 - Essex Property Trust Entrance Sign: 6711 El Colegio Road
AP Nos.: 075-010-024, 075-010-009, and 075-010-026 respectively

Preliminary review indicates that the project complies with the all zoning requirements for the SR-H-20 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, including the Isla Vista Master 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:

FURTHER CONCEPTUAL AND PRELIMINARY REVIEW by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Agent has worked with P&D to address all planning and zoning concerns.
 - The 3 Minor CUP projects will go to Zoning Administrator for review/approval. Please provide comments for inclusion within Staff Report.
-

PROJECT DESCRIPTIONS:

10CUP-00000-00011

The project is for a Minor Conditional Use Permit to allow construction of a 13 sq. ft. informational sign that will be displayed on a newly constructed monument measuring approximately 4'-0" tall and 5'-3" long and 1'-2" wide and located at the center of the lot along the northern property line. The project would require no grading and no tree removal. The parcel will continue to 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 El Colegio Road. The property is a 1.39-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-024, located at 6721 El Colegio Road in the Isla Vista area of Goleta, Third Supervisorial District.

10SCC-00000-00005

The project is for a Sign Certificate of Conformance to allow construction of a 17 sq. ft. wall sign that would replace an existing sign displayed on the side of an existing multi-unit structure and measuring approximately 2'-7" tall and 6'-9" long. The project would require no grading and no tree removal. The parcel will continue to 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 El Colegio Road. The property is a 1.39-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-024, located at 6721 El Colegio Road in the Isla Vista area of Goleta, Third Supervisorial District.

10CUP-00000-00012

The project is for a Minor Conditional Use Permit to allow construction of a informational sign less than 20 sq. ft. in area that will be displayed on a newly constructed monument measuring approximately 4'-9" tall and 5'-10" long and 1'-2" wide and located at the center of the lot along the eastern property line. The project would require no grading and no tree removal. The parcel will continue to 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 Camino Del Sur. The property is a 3.0-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-009, located at 775 Camino Del Sur in the Isla Vista area of Goleta, Third Supervisorial District.

10CUP-00000-00013

The project is for a Minor Conditional Use Permit to allow construction of a 20 sq. ft. informational sign that will be displayed on a newly reconstructed curved wall measuring approximately 3'-9" tall and 32'-0" long and 1'-2" wide and located on the northeast corner of the lot. The project would require no grading and no tree removal. The parcel will continue to 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 El Colegio Road. The property is a 1.89-acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-026, located at 6711 El Colegio Road in the Isla Vista area of Goleta, 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.

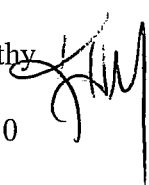
Final approval of the Coastal Development Permit is subject to my review.

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: November 19, 2010

RE: 10BAR-00000-00151/10LUP-00000-00438 & 09JES-00000-00056, 2820 Holly Road, APN 023-320-017

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: The project is subject to the Mission Canyon Draft Residential Design Guidelines.

PROJECT DESCRIPTION:

The proposed project is for the construction of a two-story single family dwelling to replace the residence destroyed in the Jesusita Fire. The residence will be approximately 3,611 square feet (net) in size (1st floor = 2,742 square feet, 2nd floor = 869 square feet) with a maximum height of 28 feet (with 4 in 12 roof pitch). The residence will be located in the same general area as the original structure. The existing pool will be demolished and a new

pool (approximately 10 feet by 40 feet) will be located slightly west of the pool's current location. A pool equipment and storage structure will be constructed north of the pool. This structure will be approximately 115 square feet in size and will have a maximum height of 9.5 feet. A covered (arched opening) trash/mechanical area will be located between the storage structure and the residence, visually connecting these structures. Water service will continue to be provided by the City of Santa. The existing septic system will serve the new residence. Access to the site will remain off an existing driveway via Holly 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: 10LUP-00000-00438
Anita Hodossy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Brian Banks 

DATE: November 29, 2010

RE: 10BAR-00000-00158, Bluth Addition/Cabana, 10LUP-00000-00421, 2825
Glendessary Lane, APN 023-223-005

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

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- **Landscape and hardscape.**
-

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow single story additions of approximately 739 square feet to the existing dwelling, construction of a pool, cabana of 215 square feet, and landscape/hardscape improvements including a new fire pit. The project includes a roof change for a portion of the residence resulting in a maximum height of 15 ft., 9 inches. Grading of 15 cu. yards cut/15 cu. yards fill is proposed. No tree removal is proposed. The parcel will continue to be served by the City of Santa Barbara Water District, the CSA 12 Mission Canyon Sanitary District Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Glendessary Lane. The property is a 0.45-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-223-005, located at 2825 Glendessary Lane in the Mission Canyon Area, First Supervisorial District.

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: Nicole Mashore-Lieu, Planner

DATE: December 3, 2010

RE: Muerte Trust SFD Addition, 09BAR-00000-00105, 09CDH-00000-00024
4565 Via Huerto, APN: 063-110-005

Preliminary review indicates that the project complies with the all requirements of the 2.5-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.

**FURTHER CONCEPTUAL/PRELIMINARY
REVIEW** by your board.

PROJECT DESCRIPTION:

The proposed project is for further conceptual review of residence addition of approximately 1,993 square feet and an addition over the garage of approximately 460 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 6.1 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-110-005, located at 4565 Via Huerto in the Hope Ranch 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 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 Hodossy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: J. Ritterbeck, Planner

DATE: December 3, 2010

RE: Case #: 09CDP-00000-00024, 09BAR-00000-00067
Brogin New Residence, 1791 Ocean Oaks Road, APN: 005-320-013

Preliminary review indicates that the project may not comply with the all zoning requirements for the 20-R-1 zone district and may not be compatible with the requirements of the Article II, Coastal Zoning Ordinance and the policies of the County Comprehensive Plan, subject to certain conditions.

This project may proceed for:

FURTHER CONCEPTUAL AND PRELIMINARY APPROVAL
by your board.

PROJECT DESCRIPTION:

The project is for a Coastal Development Permit to allow construction of a new 3,200 sq.ft. SFD with a new 900 sq.ft. attached garage and storage area. Proposed grading will include 45 c.y. of cut and 1,500 c.y. of fill, with 1,720 c.y. of import. A total of 50 cherimoya trees are proposed for removal. The parcel will be served by the Carpinteria Valley Water District, private septic and the Carpinteria-Summerland Fire Department. Access would be provided off of Ocean Oaks Road. The property is a 0.56-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-013, located at 1791 Ocean Oaks Road in the Carpinteria Area, 1st Supervisorial District.

PLANNER COMMENTS:

- **Revisions requested in Initial Feedback Letter, dated May 5, 2009 have been made.**
- **Applicants appear to have addressed all zoning issues.**

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 staff review.

Cc: Case File
Alice McCurdy, Supervising Planner

**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:

- | | |
|-------------------------------------|--------------------------|
| <input type="checkbox"/> | PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input checked="" type="checkbox"/> | 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: Brian Banks 

DATE: November 29, 2010

RE: 10BAR-00000-00154, Copus Accessory Structure, 10LUP-00000-00408, 339
Ortega Ridge Road, APN 005-020-030

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

- Colors
-

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of new accessory storage structure of approximately 1,296 square feet in size with a maximum height of 15 feet. No grading or tree removal is proposed. The parcel will continue to be served by the Montecito Water District, a private septic system, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Ortega Rdge Road. 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 Road in the Summerland 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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