



COUNTY OF SANTA BARBARA

REVISED (*Revisions Made 12/11/09*)
SOUTH
BOARD OF ARCHITECTURAL REVIEW AGENDA

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

Meeting Date: December 18, 2009
Time: 10:00 A.M. (For this meeting only)

Due to Noticing Errors, several items have been moved to the January 8, 2010 SBAR meeting:

09BAR-00000-00190 Ingram/Nelson Residence, 1428 Camino Meleno, 2nd District
09BAR-00000-00195 Cooper Residence Addition/Garage, 2780 Puesta Del Sol, 1st District
09BAR-00000-00194 Macaluso Garage Workshop, 4025 Lago Drive 2nd District
09BAR-00000-00193 Tessada Residence/Garage/Guesthouse/Cabana 3090 Hidden Valley Lane 1st District
09BAR-00000-00186 Summerland Market Exterior Alterations 2285 Lillie Avenue 1st District

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	Will Rivera	Chair
Glen Morris	Jeremy Roberts	Vice Chair
Steve Willson	Anita Hodosy-McFaul	SBAR Secretary
Jeff Yardy	Anne Almy	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 December 4, 2009 will be considered.

IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS

V. STAFF UPDATE

VI. CONSENT AGENDA:

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

C-1. 09BAR-00000-00149 The Meadows Monument Entry Sign Santa Barbara
09LUP-00000-00475 (Mark Walter, Planner) **Jurisdiction: Goleta**
09SCD-00000-00023

Request of Laurel Perez, Suzanne Elledge Planning & Permitting Services, agent and Katie O'Reilly Rogers, architect for the owner, Santa Barbara Foothills, LLC, to consider Case No. 09BAR-00000-00149 for **preliminary/final approval on consent of two stone entry monument pillars with signs. The pillars would have a maximum height of approximately 6 feet.** No structures currently exist on the parcels. The parcels are zoned PRD and shown as Assessor's Parcel Numbers 055-010-020 (Lot 6) and 055-010-019 (Lot 7), located at **The Preserve at San Marcos, The Meadows, Lot 6 and Lot 7**, in the Santa Barbara area, Second Supervisorial District. (Continued from 9/25/09 & 11/20/09)

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 09BAR-00000-00179 Nolasco Garage Conversion Santa Barbara
09LUP-00000-00495 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Esteban Solis, agent for the owner, Roberto Nolasco, to consider Case No. 09BAR-00000-00179 for further **conceptual review/preliminary approval of the conversion of the existing garage of approximately 464 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,476 square feet and an attached garage of approximately 464 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-352-003, located at 4883 Kodiak Ave. in the Santa Barbara area, Second Supervisorial District. (Continued from 12/04/09)

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. 09BAR-00000-00126 Marion New Residence, Detached Garage and Guest House Hope Ranch
09LUP-00000-000302 (Julie Harris, Planner) **Jurisdiction: Ridgeline-Urban**

Request of Brian Cravens, D.S. Ewing Architects Inc., architect for the owners, Mark Marion and Sheila Grether-Marion, to consider Case No. 09BAR-00000-00126 for **further conceptual review of a new residence of approximately 7,566 square feet (includes 903 square feet of basement), attached garage of approximately 812 square feet and detached garage of approximately 803 square feet guest house of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,400 square feet, detached garage of approximately 825 square feet with guest house above of approximately 825 square feet. The proposed project will require approximately 2,142 cubic yards of cut and approximately 668 cubic yards of fill. The property is a 123,072 (2.83 acres) square foot parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-072-012, located at **956 Via Fruteria** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/14/09)

3. **09BAR-00000-00170 Richards Residence Remodel Hope Ranch**
09LUP-00000-000450 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of William Wolf, Pacific Arc Inc. Architects, architect for the owners, Edmund and Ann Richards, to consider Case No. 09BAR-00000-00170 for **preliminary/final approval of additions of approximately 709 square feet to the existing single family dwelling and interior and exterior alterations, demolition of an existing stable and construction of a new guesthouse of approximately 309 square feet, a new trellis patio cover of approximately 250 square feet, new pool and spa, new entry gates, driveway alterations, and grading of approximately 48 cubic yards.** The following structures currently exist on the parcel: a two story residence of approximately 3,100 square feet and stable of 298 square feet. The property is a 1.63 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-032-018, located at **915 Via Rosita** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/06/09, 11/20/09, 12/04/09)
4. **09BAR-00000-00160 Scharin/Mays Residence Addition Hope Ranch**
09LUP-00000-00417 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Lee Geisler, agent for the owners, Johan Scharin and Pamela Mays, to consider Case No. 09BAR-00000-00160 for **further conceptual review/preliminary approval of a residence addition of approximately 1,352 square feet.** The following structure currently exists on the parcel: a two story residence of approximately 2,690 square feet. The proposed project will not require grading. The property is a 1.97 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-038, located at **4161 Vieja Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/23/09 & 12/04/09)

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

Toro Canyon/Summerland/Carpinteria Areas

5. **08BAR-00000-00275 Lucovsky Remodel and New Garage Toro Canyon**
08CDH-00000-00045 (Nicole Mahsore, Planner) **Jurisdiction: Toro/Coastal**
08VAR-00000-00005
Request of Mary Andrulaitis, architect for the owners, Mark and Cindy Lucovsky, to consider Case No. 08BAR-00000-00275 for **preliminary/final approval of a new garage of approximately 235 square feet, interior remodel of an existing detached bath and laundry and partial exterior door and window changes to the main residence. The project includes a request for a Variance to the required front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and detached bath/laundry area of approximately 73 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .23 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-021, located at **3605 Padaro Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 1/30/09)
6. **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 **further conceptual review of residence remodel including demolition of approximately 1,133 square feet and construction of a first floor addition of approximately 1,177 square feet and second floor addition of approximately 600 square feet, demolition of detached garage of 893 square feet with attached studio of 399 square feet and construction of a new detached garage of approximately 927 square feet with attached hobby room and storage of approximately 481 square feet, demolition of existing decking of approximately 1,211 square feet (first floor deck demolition of approximately 479 square feet and second floor deck demolition of approximately 732 square feet) construction of new deck of approximately 477 square feet and new second floor deck of approximately 115 square feet, and a new lap pool of approximately 1,392 square feet 9803 square feet of pool and 589**

square feet of associated walled planters). 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 studio of approximately 399 square feet and decking of approximately 903 square feet. The proposed project will require approximately 55 cubic yards of cut and 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)

7. **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/final 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, 4/24/09 & 11/20/09)
8. **09BAR-00000-00103 State Street Hospitality, Inc. 94-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 94-room hotel of approximately 51,270 square feet with a partially subterranean parking garage of approximately 40,740 square feet (98 parking spaces), and a roof deck of approximately 400 square feet.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 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)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Mark Walter

DATE: December 18, 2009

RE: Preserve San Marcos Monument Sign, 09BAR-00000-00149, APN 055-010-019,
020

Preliminary review indicates that the project complies with the all requirements of the PRD 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 ON CONSENT
<input type="checkbox"/>	REVISED FINAL

CONCEPTUAL APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Comments should be limited to review and approval of the entry columns with attached signage only. There should be no review or approval of landscaping associated with the wall and such review is not permitted as part of this application.

The current proposal is for stone entry columns, similar in size and location to those already approved as part of the Development Plan for the project. The only changes from the approved columns are the addition of lettering/signage and an increase in height of approximately one foot.

PROJECT DESCRIPTION:

The proposed project is for the construction of two stone entry pillars, with signs. The pillars would have a maximum height of approximately 6 feet. The pillars would be located on the Meadows portion of the Preserve at San Marcos project.

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: Brian Banks 

DATE: December 15, 2009

RE: 09BAR-00000-00179, Nolasco Garage Conversion, 09LUP-00000-00495, 4883
Kodiak Ave, APN 065-352-003

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:

- CONCEPTUAL/PRELIMINARY**
- PRELIMINARY/FINAL**
- FINAL**
- REVISED FINAL**

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow validation of the unpermitted conversion of the approved garage into additional habitable space consisting of a bedroom,

two full bathrooms, T.V. Room, and laundry room. The proposed project includes demolition of the unpermitted kitchen and the creation of interior access between the converted garage and the existing single family dwelling. The project will not require grading. Two new parking spaces will be provided in the existing paved area to the south of the dwelling, outside of setbacks. The residence will continue to be served by the Goleta Water District, Goleta Sanitary District and Santa Barbara County Fire Department. Access to the site will continue to be taken from Kodiak Ave. The property is a 0.17-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-352-003, located at 4883 Kodiak Ave. 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: Lisa Martin 

DATE: December 16, 2009

RE: 09BAR-00000-00170, Richards SFD Addition & New Guesthouse
09LUP-00000-00450, 915 Via Rosita, Assessor Parcel Number 063-032-018

Preliminary review indicates that the project complies with the all requirements of the 1.5-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:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

PROJECT DESCRIPTION:

The proposed project is for one-story additions to the existing single family dwelling totaling 867 sq. feet and interior and exterior alterations. Additions include a new master bed/bath, conversion of a portion of the existing garage to a laundry room, a new entry, new breakfast room and new pool powder room. Total habitable square footage of the residence upon completion of construction would be 3,712 square feet. The project also

includes demolition of the existing stable and construction of a new 309 sq. ft. guest house. Driveway changes, new retaining walls, a new trellis, new spa and rock waterfall, outdoor barbeque area, and new entry gates are also proposed. The project requires less than 50 cubic yards of grading. One pine tree is proposed to be removed.


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: Lisa S. Martin 

DATE: December 16, 2009

RE: 09BAR-00000-00160, Scharin-Mays SFD Addition
09LUP-00000-00417, 4161 Vieja Drive, APN 061-301-038

Preliminary review indicates that the project complies with the all requirements of the 1.5-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 checked="" type="checkbox"/> | PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: N/A

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow construction of an approximately 1,352 sq. ft. addition to the main level of the existing residence. Approximately 548 sq. ft. of new covered patios are also proposed, as well as a new basement entry and a new outdoor fireplace on the main level patio. An existing exterior stairway would be removed. The

proposed habitable square footage of the residence upon completion of the project would be 4,042 square feet. No native tree or vegetation removal would be required for the project. Grading would include less than 100 cubic yards of cut and fill. Access would continue to be provided off of Vieja Drive.

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: December 18, 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 / FINAL 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 Hodoso, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Nicole Mashore, Planner

DATE: December 18, 2009

RE: 08BAR-00000-00275, 08CDH-00000-00045, 08VAR-00000-00005, Lucovsky Garage
and Setback Variance, 3605 Padaro Lane, APN: 005420-021

The proposed project has not yet been determined complete and therefore has not been reviewed for consistency with the all zoning requirements for the 8-R-1, Article II Zoning Ordinance policies of the Toro Canyon Community Plan.

This project may proceed for:

PRELIMINARY/FINAL APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- Color/Materials- Please comment whether the color and reflectivity are acceptable
 - Please retain a copy of the material board for the file
-

PROJECT DESCRIPTION:

The proposed project is for preliminary/final approval of a new detached garage of 235 square feet located 5 feet within the required 10 foot western side yard setback, exterior door and window replacement on the main residence and interior remodel of an existing detached accessory structure (bath). The proposed project would require less than 50 cubic yards of cut and 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.**

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

