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.
ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT

II. AGENDA STATUS REPORT

III. MINUTES: Minutes of January 20, 2017

IV. CONSENT AGENDA: None.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

VII. STANDARD AGENDA:

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
</table>
| 1. 16BAR-00000-00075 | Rhiger Residence Addition Santa Barbara
| 16LUP-00000-00264 (Sean Stewart, Planner) | Jurisdiction: Goleta
| Request of Erick Rojas, agent for the owners, Richard and Genevieve Rhiger, to consider Case No. 16BAR-00000-00075 for preliminary approval of a new single story residence of approximately 3,188 (gross) square feet and new attached garage of approximately 680 (gross) square feet. The stable would be demolished prior to construction and the existing dwelling and garage would be demolished following the completion of the new dwelling. The following structures currently exist on the parcel: a residence and one car garage of approximately 978 square feet and a stable of approximately 658 square feet. The proposed project will not require grading. The property is a .49 acre parcel zoned 10-R-1 and shown as Assessor’s Parcel Number 067-230-001, located at 4832 Winding Way in the Santa Barbara area, Second Supervisorial District. (Continued from 6/03/16, 10/07/16, & 12/2/16) |
| 2. 16BAR-00000-00185 | Cox New Garage Santa Barbara
| 16LUP-00000-00457 (Gabe Diaz, Planner) | Jurisdiction: Goleta
| Request of David Cox, owner, to consider Case No. 16BAR-00000-00185 for conceptual review of an attached garage of approximately 430 square feet. The following structures currently exist on the parcel: a residence of approximately 1,255 square feet and shed of approximately 120 square feet. The proposed project will not require grading. The property is a .18 acre parcel zoned 8-R-1 and shown as Assessor’s Parcel Number 057-042-014, located at 3842 Center Avenue in the Santa Barbara area, Second Supervisorial District. (Continued from 10/21/16) |
| 3. 17BAR-00000-00001 | Ribbens Residence Santa Barbara
| (No Planner Assigned) | Jurisdiction: Goleta
| Request of Andrew and Sara Ribbens, owners, to consider Case No. 17BAR-00000-00001 for conceptual review of a new residence of approximately 2,338 square feet with attached garage of approximately 504 square feet and porch of approximately 362 square feet. The following structures currently exist on the parcel: residence of approximately 1,156 square feet (to be demolished), workshop of approximately 206 square feet (to remain), and garage of approximately 364 square feet (to be demolished). The proposed project will not require grading. The property is a 0.41 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 069-194-009, located at 1140 Camino Meleno in the Goleta area, Second Supervisorial District. |
4. **17BAR-00000-00002  Rathbone Residence  Santa Barbara**

<table>
<thead>
<tr>
<th>Jurisdiction: Goleta</th>
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Request of J. Grant, agent for the owner, Peter Rathbone, to consider Case No. 17BAR-00000-00002 for conceptual review of a master bath addition of approximately 210 square feet to the existing residence, a new covered porch of approximately 416 square feet, new entry roof with expanded foyer of approximately 26 square feet, conversion of existing garage space of approximately 98 feet space into laundry room, new trellis, and replacement of exterior doors and windows. The following structures currently exist on the parcel: residence of approximately 2,234 square feet with an attached 2-car garage of approximately 558 square feet. The proposed project will not require grading. The property is a 0.83 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 067-270-020, located at 962 Via Los Padres in the Goleta area, Second Supervisorial District.

5. **17BAR-00000-00004  Valenzuela Addition and Conversion  Santa Barbara**

<table>
<thead>
<tr>
<th>Jurisdiction: Goleta</th>
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Request of Penn Hsu, architect for the owner, Fernando Valenzuela, to consider Case No. 17BAR-00000-00004 for conceptual review of a remodel and addition of approximately 42 square feet to first floor and approximately 1,030 square feet to the second floor of the existing residence, garage conversion to game room of approximately 450 square feet, and new porches and patios of approximately 533 square feet. The following structures currently exist on the parcel: residence of approximately 1,365 square feet with attached 2-car garage of approximately 450 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 065-214-006, located at 4735 Glenbrook Street in the Goleta area, Second Supervisorial District.

6. **16BAR-00000-00182  Ward Residence Addition and Remodel  Santa Barbara**

<table>
<thead>
<tr>
<th>Jurisdiction: Goleta</th>
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</table>

Request of James Ward, owner, to consider Case No. 16BAR-00000-00182 for preliminary and final approval of an addition of approximately 288 square feet and interior remodel for new kitchen. The following structures currently exist on the parcel: a residence of approximately 908 square feet. The proposed project will not require grading. The property is an 8,276 square foot parcel zoned RR-10 and shown as Assessor’s Parcel Number 153-134-004, located at 2787 ½ Alta Drive in the Santa Barbara area, Second Supervisorial District. (Continued from 10/21/16 & 12/2/16)

7. **17BAR-00000-00008  Armstrong Addition  Santa Barbara**

<table>
<thead>
<tr>
<th>Jurisdiction: Mission Canyon</th>
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</table>

Request of Dan Weber, Anacapa AIA, agent for the owner, Brook Armstrong, to consider Case No. 17BAR-00000-00008 for conceptual and preliminary approval of a remodel and addition to the single family residence of approximately 150 square feet. The following structures currently exist on the parcel: 1,075 square foot residence with existing attached carport. The proposed project will require 18 cubic yards of cut and 8 cubic yards of fill. The property is a 9,147 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 023-092-026, located at 965 Cheltenham Road in the Mission Canyon area, First Supervisorial District.

8. **15BAR-00000-00241  Accessory Structure atop New Garage  Santa Barbara**

<table>
<thead>
<tr>
<th>Jurisdiction: Goleta</th>
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Request of Karl Kras, architect for the owner, Al Dinneen, to consider Case No. 15BAR-00000-00241 for Revised Preliminary and Final approval for the substantial demolition of the existing dwelling, reconstruction of a new two-story dwelling approximately 1,955 square feet (net) and a two-car garage approximately 404 square feet (net) in size. The following structure currently exists on the parcel: a residence of approximately 815 square feet (gross) and an unimproved lower level approximately 533 square feet in size (gross). The proposed project will not require grading. The property is a .32 acre parcel zoned RR-10 and shown as Assessor’s Parcel Number 153-142-010 located at 4849 Rim Road in the Santa Barbara area, Second Supervisorial District. (Continued from 1/8/16, 2/05/16, 1/6/17 & 1/20/17)
9. **17BAR-00000-00009 Chachakos Single Family Dwelling and Guesthouse Santa Barbara**

15BAR-00000-00141 (Sean Herron, Planner)  
Jurisdiction: Toro Canyon

Request of June Pujo, agent for the owner, Dena Chachakos, to consider Case No. 17BAR-00000-00009 for conceptual review of a new 1,850 square foot residence with an attached 432 square foot garage and the conversion of the existing 787 square foot residence to a guest house. The following structures currently exist on the parcel: 787 square foot residence, 67 square foot mechanical shed, and a 1,450 square foot artist studio (to be demolished). The proposed project will require 218 cubic yards of cut and no fill. The property is a 1.12 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 155-100-013, located at 2825 Hidden Valley Lane in the Toro Canyon area, First Supervisorial District.

10. **08BAR-00000-00256 O’Neil New Residence Summerland**

08CDH-00000-00040 (Nicole Lieu, Planner)  
Jurisdiction: Coastal/Summerland

Request of R.E. Johnson, architect for the owner, Jeff O’Neil, to consider Case No. 08BAR-00000-00256 for further conceptual review of a new residence of approximately 2,218 square feet. The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor’s Parcel Number 005-250-001, located at 2551 Wallace Avenue in the Summerland area, First Supervisorial District. (Continued from 12/05/08, 5/08/09, 6/5/09, 1/08/16, 5/20/16, and 9/16/16)
TO: South County Board of Architectural Review  
   Attn: Anne Almy
FROM: Sean Stewart
DATE: January 30, 2017

Preliminary review indicates that the project complies with all the requirements of the 10-R-1 zone and is compatible with the requirements of the County Land Use Development Code and the policies of the Comprehensive Plan, including the Eastern Goleta Valley Community Plan, subject to certain conditions.

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

This project may proceed for:

☐ CONCEPTUAL
☐ PRELIMINARY
☐ REVISED PRELIMINARY
☐ PRELIMINARY/FINAL
☐ FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Landscape plan is provided. Project may receive preliminary approval.

PROJECT DESCRIPTION:

Request of Erick Rojas, agent for the owners, Richard and Genevieve Rhiger, to consider Case No. 16BAR-00000-00075 for conceptual/preliminary review of a new single story residence of
approximately 3,181 (gross) square feet and a new attached garage of approximately 680 (gross) square feet. The following structures currently exist on the parcel: a residence and one car garage of approximately 978 square feet and a stable of approximately 658 square feet. The stable would be demolished prior to construction and the existing dwelling and garage would be demolished following the completion of the new dwelling. The proposed project will not require grading. The property is a .49 acre parcel zoned 10-R-1 and shown as Assessor’s Parcel Number 067-230-001, located at 4832 Winding Way in the Santa Barbara area, Second Supervisorial District. (Continued from 6/03/16 & 7/22/16)

The proposed project is for the 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.

cc: Case File (to Planner)
    David Villalobos
    Applicant/Agent

G:\GROUP\PERMITTING\Case Files\LUP\16 Cases\16LUP-00006-00264 Rhiger Addition\SBAR\SBAR Memo 09.23.16.doc
COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review
   Attn: Anne Almy

FROM: Gabriel Diaz, Planner

DATE: January 31, 2017

RE: 16BAR-00000-00185/16LUP-00000-00457, Cox New Garage, 3842 Center Avenue, APN 057-042-014

Preliminary review indicates that the project complies with the all requirements of the 8-R-1 zone and is compatible with the requirements of the Land Use Development Code, the policies of the Eastern Goleta Valley Community Plan 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:

X CONCEPTUAL
☐ PRELIMINARY/FINAL
☐ FINAL
☐ REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: No planner comments.

PROJECT DESCRIPTION:

The proposed project is a Land Use Permit for the construction of an attached garage approximately 430 square feet to the existing 1,255 square foot single family residence. The proposed garage would be located on the southwest corner of the dwelling at the existing driveway. The structure would have a maximum height of eleven feet. Exterior materials are to match existing. The project does not require any grading or the removal of any native vegetation or specimen trees.
Access to the site will continue to be provided via Center Avenue and the neighborhood via Hope Avenue; both are public roads. The parcel would continue to be served by Goleta Water and Sanitary and the County Fire Department. The project is a 0.18-acre parcel zoned 8-R-1 and shown as Assessor’s Parcel Number 057-042-014, located at 3842 Center Avenue in the Eastern Goleta Valley Community Plan area, Second Supervisorial District, Santa Barbara County, California.

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)  
      Lia Graham, P&D  
      Applicant/Agent
COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
  
MEMORANDUM  

TO: Board of Architectural Review  
  Attn: Anita Hodosy-McFaul  

FROM: Tammy Weber  

DATE: February 3, 2017  

RE: 16BAR-00000-00182/16LUP-00000-00533, Ward Addition; 2787 ½ Alta Dr. APN: 153-134-004  

Preliminary review indicates that the project complies with the all requirements of the RR-10 zone and is compatible with the requirements of the County 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 ON CONSENT  

APPROVAL by your board.

PLANNER COMMENTS: Parcel is subject to Hillside/Ridgeline Guidelines in the rural area, hence maximum height should not exceed 16 feet with a flat roof. Section 35.62.040 allows for exceptions to this regulation as follows: Exemptions allowed by Board of Architectural Review. The Board of Architectural Review may exempt a new structure or an alteration to an existing structure from compliance with these guidelines, in compliance with Section 35.82.070 (Design Review) provided that in their review of the structure they find that one or more of the following situations applies to the proposed development:
  a. Due to unusual circumstances, strict adherence to these guidelines would inordinately restrict the building footprint or height below the average enjoyed by the neighborhood. For example, significant existing vegetation, lot configuration, topography or unusual geologic features may necessitate exceeding the height limit in order to build a dwelling comparable to other structures in the neighborhood.

PROJECT DESCRIPTION: The proposed project is for a Land Use Permit which would allow for an addition of approximately 288 square feet and interior remodel for new kitchen. The following structures currently exist on the parcel: a residence of approximately 908 square feet. The proposed project will not require grading.

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.
COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anita Hodosy

FROM: Kimberley McCarthy

DATE: January 17, 2017

RE: 15BAR-00000-00214/15BAR-00000-00489, Dinneen Residential Demo, Rebuild & Addition, Detached Accessory Structure

Preliminary review indicates that the project complies with all the requirements of the RR-10 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:

☐ CONCEPTUAL
☐ PRELIMINARY
☐ REVISED PRELIMINARY/FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: This BAR application was reviewed and granted Preliminary Approval on February 5, 2016. The project description changed subsequent to that approval. The original project a new detached accessory structure (garage on the lower level with a “workshop” located above). The project now proposes connecting the proposed area above the garage to the second story of the residence via a hallway, creating additional approximately 496 square feet of habitable space to the proposed single family dwelling. The maximum height of the new dwelling has also been increased to 22 feet from the originally proposed 20.5 feet.

PROJECT DESCRIPTION: Substantial demolition of the existing single family dwelling, conversion of the existing unfinished lower level (storage, crawl space, laundry) into habitable space and reconstruction of a two-story single family dwelling approximately
February 1, 2017

VIA HAND DELIVERY

Ms. Valerie Froscher, Chair
and Members of South Board
of Architectural Review
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

Re: Chachakos Proposed New Single Family Dwelling
and Guesthouse (17BAR-00000-00009)
February 3, 2017 Agenda

Dear Chair Froscher and Board Members:

We represent Ryan and Tamara Honey, owners of real property located at 848 Ladera Lane, which is immediately north of the Chachakos property at 2825 Hidden Valley Lane in the Toro Canyon Plan area. On February 3, 2017 your Board is scheduled to review a residential project proposed by Dena Chachakos, who is represented by June Pujo. As you will see, the project is virtually identical to the RSU project previously proposed for this property. For reasons you already have identified, the Honeys again ask you to reject the design of this project.

As you may recall, the Honeys appeared before your Board to oppose Ms. Chachakos’s detached two-story Residential Second Unit (RSU) project (15BAR-00000-00141), which received preliminary approval on May 6, 2016. The Honeys filed an appeal of this approval on May 13, 2016 and also appealed the associated Land Use Permit (15LUP-00000-00300). These appeals remain pending because Planning staff has not yet scheduled a hearing before the Planning Commission. In the meanwhile, despite the pending appeals, the applicants have
Chair Valerie Froscher and Members
February 1, 2017
Page 2

returned to your Board with a project identical in design to the RSU project and in the exact same location. Their only changes appear to be relabeling their plan as a single family dwelling and providing an internal connection between the first and second floors.

Consistent with their objections to the RSU project, the Honeys continue to have serious concerns about the size, bulk, and scale, orientation, and neighborhood compatibility of the proposed residential structure as well as the resulting effects on their privacy and views. The Honeys, along with other neighbors, raised these concerns at the first conceptual review of the RSU project on August 28, 2015. Despite being instructed by staff, with input from County Counsel, to ignore the second story RSU component and limit comments solely to the first floor garage and workshop, when the project returned for further conceptual review on March 18, 2016, your Board considered the “accessory structure” as a whole, providing detailed direction to the project’s representative to reconsider the overall siting and design of the project. The Honeys were encouraged by these comments, which are summarized in the minutes from that hearing (attached). You directed the applicant as follows:

- Restudy configuration of accessory structure; layout and orientation of structure is unacceptable.
- Accessory structure is in wrong location in relation to adjacent neighboring home: restudy siting.
- Circular drive is too formal for this area and too much paving; restudy.
- Existing site wall and gates, formal entry, is out of character and inappropriate to the rural area and further limits ability to relocate structure. Consider including demolition of this element as part of the project.

Notwithstanding your directions to comprehensively restudy the project, Ms. Pujo returned with only minor changes to the design—lowering of the roof line by approximately two feet and adding detail to the landscape plan. Although the Honeys requested story poles as a means of assessing the relationship of the proposed design with the neighboring properties and potentially generating design changes, the applicant and her architect refused. Constrained by the applicant’s recalcitrance and staff’s renewed direction to you to ignore the second story because it accommodated the RSU, your Board gave the project preliminary approval despite your extensive concerns.

As a practical matter, the two-foot height reduction offered when your Board directed a complete restudy of the project did not address the aesthetic incompatibility of the project, which is located at a highly visible public intersection and serves as a gateway parcel to the entire Hidden Valley neighborhood. After consultation with their architect, Josh Blumer, the Honeys remain unconvinced that the minor changes in design now proposed will have any meaningful effect on the deficits of the plan and the anticipated impacts on their privacy and views.
As one would expect, the Honeys are deeply disappointed that their appeals have yet to be heard nearly nine months after filing, and they are bewildered by staff’s permitting the property owner to present a duplicate project without even the slightest effort to address the issues raised previously during BAR review and in the subsequent pending appeal. We disagree with staff’s conclusion that because there is nothing in County ordinances to prohibit multiple projects for the same parcel to proceed concurrently, staff should exercise no discretion in permitting Ms. Chachakos to propose a new project while her approved project is still pending appeal. In our view, staff’s delay in scheduling a hearing on the Honeys’ appeals while accepting a new project application for processing is highly irregular and certainly prejudicial to the Honeys’ interests.

The Honeys and their architect continue to think it is possible to design a project on Chachakos property that is sensitive to the Honeys’ home and the surrounding neighborhood, but substantive changes are needed. In the face of the Honeys’ appeal, instead of considering or discussing alternatives with her neighbors, the applicant has elected to present the same design to your Board, apparently hoping that the Board will ignore its many stated objections. Fortunately you are now free to review the entire structure since the project before you now is a single-family residence without an RSU element. We urge the Board to exercise its full discretion and hold the project to the extensive directions provided at the March 18, 2016 conceptual review, including requiring story poles to provide a basis for assessing the current design. Otherwise approval of the proposed design as submitted will only invite a duplicative appeal before the Planning Commission.

We appreciate your consideration of the Honeys’ concerns. We look forward to the hearing on February 3, where we will provide addition oral testimony and answer any questions you may have.

Very truly yours,

Susan M. Basham
for PRICE, POSTEL & PARMA LLP

cc: Client
The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Laurie Romano, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:
Laurie Romano Chair
Alex Pujo
Valerie Froscher Vice Chair
John Vrtiak
Josh Blumer
Douglas Keep
Anita Hodosy-McFaul SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None.

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Froscher moved, seconded by Keep and carried by a vote of 4 to 0 (Vrtiak and Pujo not present at this time) to:
* Continue Item #12 15BAR-00000-00251 Drasdo Demolition/New Residence to the meeting of April 15, 2016 at the request of the applicant.

III. MINUTES: Pujo moved, seconded by Keep and carried by a vote of 6 to 0 to approve the Minutes of March 4, 2016 as amended.

IV. CONSENT AGENDA:

C-1. 15BAR-00000-00207 Feld Residence Addition Carpinteria
15CDP-00000-00108 (Gabe Diaz, Planner) Jurisdiction: Ridgeline - Rural
Request of Larry R. Clark, architect for the owner, Theresa Feld, to consider Case No. 15BAR-00000-00207 for final approval on consent of a residence addition of approximately 1,817 square feet. The following structure currently exists on the parcel: a residence of approximately 2,391 square feet. The proposed project will not require grading. The property is a 2.58 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 001-110-006 located at 7385 Shepard Mesa Road in the Carpinteria area, First Supervisorial District. (Continued from 11/20/15 & 2/03/16)

ACTION: Keep moved, seconded by Vrtiak and carried by a vote of 4 to 0 (Vrtiak and Pujo not present at this time) to grant final approval on consent of 15BAR-00000-00207.
9. 15BAR-00000-00141  Chachakos Detached Garage and Workshop  Toro Canyon
15LUP-00000-00300 (Sean Herron, Planner)  Jurisdiction: Toro

Request of Alex Pujo, architect for the owner, Dena Chachakos, to consider Case No. 15BAR-00000-00141 for further conceptual review/preliminary approval of a new detached structure that would include a garage of approximately 420 square feet and a workshop of approximately 769 square feet. A residential second unit of approximately 1,200 square feet would be situated on top of the garage and workshop, but not be considered during the BAR review since residential second units are exempt from BAR review. The following structures currently exist on the parcel: a artist studio of approximately 1,450 square feet (to be demolished) and a single family residence of approximately 900 square feet. The proposed project will require 40 cubic yards of cut and no fill. The property is a 1.12 acre parcel zoned 1-E-1 and ancopy as Assessor's Parcel Number 155-100-013, located at 2825 Hidden Valley Lane in the Toro Canyon area, First Supervisorial District. (Continued from 8/28/15)

Public speakers: Margaret Serkes, Ryan Honey, Clay Aurell, Susan Basham

COMMENTS:
- Accessory structure is in wrong location in relation to adjacent neighboring home: restudy siting.
- Restudy configuration of accessory structure; layout and orientation of structure is unacceptable.
- Formal circular drive is too formal for this area and too much paving; restudy.
- Existing site walls and gates, formal entry, is out of character and inappropriate to the rural area and further limits ability to relocate structure. Consider including demolition of this element as part of the project.
- Show property lines, easements and rights of way from road.

Project received further conceptual review only, no action was taken. Project was continued for further conceptual and preliminary approval.

10. 15BAR-00000-00175  Freche Demolition/Rebuild New Two Story Residence  Summerland
15CDP-00000-00086 (Stephanie Swanson, Planner)  Jurisdiction: Summerland

Request of Valerie Froscher, architect for the owner, Helga Freche, to consider Case No. 15BAR-00000-00175 for preliminary and final approval of a demolition of an existing residence of approximately 1,058 square feet, existing garage of approximately 462 square feet, and existing patios and decks of approximately 1,132 square feet and of a proposed rebuild of a two story residence of approximately 2,138 square feet (net), 1,339 square feet of covered porches and balconies, and a 500 square foot (net) attached garage. The following structures currently exist on the parcel: a residence of approximately 1,058 square feet and garage of approximately 462 square feet. The proposed project will require 50 cubic yards of cut and no fill. The property is a .4 acre parcel zoned 7-R-1 and is shown as Assessor's Parcel Number 005-152-016, located at 2440 Golden Gate Avenue in the Summerland area, First Supervisorial District. (Continued from 10/16/15 & 12/04/15)

Public speaker: Jeff O’Neil

COMMENTS:
- Project received preliminary approval with the following comments:
  - Go a bit more dramatic on colors on facia.
  - Consider a color for anodized aluminum.
  - Restudy color of garage door.
  - Windows and railings to match.

ACTION: Blumer moved, seconded by Pujo and carried by a vote of 5 to 0 (Froscher recused) to grant preliminary approval of 15BAR-00000-00175. Applicant may return for final approval on consent.

11. 15BAR-00000-00053  Castiglia New Garage  Summerland
15CDP-00000-00022 (Tammy Weber, Planner)  Jurisdiction: Summerland

Request of Vance Hildebrand, agent for the owner, Julie Castiglia, to consider Case No. 15BAR-00000-00053 for preliminary and final approval of a new garage of approximately 308 square feet to replace existing carport and wood deck of approximately 978 square feet. The following structures currently exist on the parcel: a carport and bi-level residence with wood decks. The proposed project will not require grading. The property is a .14 acre parcel zoned 7-R-1 and is shown as Assessor’s Parcel Number 005-145-007, located at 2394 Whitney Avenue in the Summerland area, First Supervisorial District. (Continued from 4/17/15, 6/19/15, 8/28/15, 10/02/15 & 11/06/15)
Lia Marie,

Pursuant to our conversation yesterday at your office, I am voicing concern about the development plans, case # 17BAR-00000-00008. I am not supporting or opposing this plan, only stating concern relating to the proposed excavation of the grade between my property and the Armstrong property. My main concern is that this excavation be done in a structurally sound, engineered, manner so as to not destabilize my property. I have a building only 32 inches from the property line where he may excavate. My second concern which is not legally defensible, but humanly defensible, is that he plans to paint trees that will block my view. I have begged him not to do that.

Please keep me notified of all upcoming meetings regarding this project.

Thank you,

Jane Hurd

Jane Hurd
Plein Air Painter

2815 Ben Lomond Drive
Santa Barbara, CA 93105
www.janehurd.blogspot.com
917.902.1920
Hi Lia,

For your hearing tomorrow. Thanks

Kimberley

---

Hi Kimberly,

I am writing about our review of 965 Cheltenham which is scheduled for the SBAR hearing tomorrow. No planner has been assigned so I thought I would pass our comments on to you.

The Mission Canyon ADRC has no problem with the design as submitted. The addition is simple in nature and continues the existing lines of the residence.

I do wonder if the one room can technically be called a bedroom without a closet?

This area has an existing on-street parking problem. The proposed new parking area would be welcomed to ease the problem.

Thanks,

Hugh Twibell
Chairman,

Mission Canyon Association Architecture and Design Review Committee

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AGENDA ITEMS

ITEM #: 7

MEETING DATE: 9/3/17