

**ATTACHMENT G: South Board of Architectural Review Minutes**

# COUNTY OF SANTA BARBARA



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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
UNAPPROVED MINUTES  
Meeting of March 19, 2021**

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

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Gilliland at 9:01 A.M..

**COMMITTEE MEMBERS PRESENT:**

<b>Chris Gilliland</b>	<b>Chair</b>
<b>Josh Blumer</b>	<b>Vice Chair - Consent Reviewer</b>
<b>Alex Pujo</b>	
<b>John Vrtiak</b>	
<b>Valerie Froscher</b>	
<b>Kalie Grubb</b>	
<b>Joseph Dargel</b>	<b>SBAR Supervising Planner</b>
<b>Lia Graham</b>	<b>SBAR Secretary</b>

**COMMITTEE MEMBERS ABSENT:**

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT:**

**III. MINUTES:** Member Grubb, seconded by member Vrtiak, approved the March 5, 2021 minutes.

**IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS**

**V. STAFF UPDATE:** The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design review, updates on Board procedures, and the status of appeal hearings of projects that the Board has approved or denied.

**VI. CONSENT AGENDA:**

**C-1. 20BAR-00000-00066 Capogrosso New Single Family Dwelling Hope Ranch**  
20LUP-00000-00445 (Veronica King, Planner) **Jurisdiction: Goleta**

Request of DesignARC, agent for Eric and Ann Capogrosso to consider Case No. 20BAR-00000-00066 for Final Approval on Consent of a new 4,938 square foot single family dwelling, a 746 square foot attached garage, and an 800 square foot workout studio. Grading for the project will require 468 cubic yards of cut and 1,017 cubic yards of fill. The following structures currently exist on the parcel: a 4,460 square foot residence and a 583 square foot stable. The property is a 2.71 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-072-002 located at 1045 Via Tranquila in the Hope Ranch area, Second Supervisorial District. (Continued from 06-05-20 & 03-05-21)

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. All lighting proposed should be dark-sky compliant and to be confirmed by the planner.

*ACTION: Grubb moved, seconded by Vrtiak and carried by a vote of 5 to 0 to grant Final approval of Case No. 20BAR-00000-00066.*

- C-2. **21BAR-00000-00009** **Woolley Additions** **Summerland**  
21LUP-00000-00028 (Katie Nall (805) 884-8050 [nallk@countyofsb.org](mailto:nallk@countyofsb.org) , Planner)  
Request of the Harrison Design, architect for the owner Robert and Karina Wooleey to consider Case No. 21BAR-00000-00009 for Preliminary and Final Approval on Consent of a 248 square foot addition to a single family residence. The following structures currently exist on the parcel: a 4,287 square foot residence, 832 square foot attached garage and 674 square foot guesthouse. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-024 located at 355 Ortega Ridge Road in the Summerland area, First Supervisorial District. (Continued from 03-05-21)

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

*ACTION: Grubb moved, seconded by Vrtiak and carried by a vote of 5 to 0 to grant Final approval of Case No. 21BAR-00000-00009.*

## VII. STANDARD AGENDA:

<p>The Representatives of the following items should be prepared to present their projects via Zoom by 9:15 A.M.</p>
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1. **19BAR-00000-00125** **Melodious Plots/Everbloom Cannabis Cultivation** **Carpinteria**  
19CDP-00000-00017, (Tina Mitchell (805)934-6289, Planner) Cannabis  
19DVP-00000-00016  
Request on behalf of the property owner, Eduard Van Wingerden, to consider Case No. 19BAR-00000-00125 for Further Conceptual Review of approximately 468,000 sq. ft. of immature plants (nursery), mixed-light cannabis cultivation, and associated uses within a portion of an existing 492,249 sq. ft. greenhouse on the property known as 4701 Foothill Road. The project includes a voluntary lot merger with the neighboring property known as 1495 Sterling Avenue, for conformity with lot coverage requirements pursuant to the Carpinteria Agricultural Overlay District Ordinance. No cannabis related activity is proposed on the existing Sterling Avenue parcel nor in any of the existing structures on the Sterling Avenue site. The existing, partially permitted 492,249 sq. ft. greenhouse to remain and be utilized for nursery and cannabis cultivation was improved with approximately 32,178 sq. ft. of as-built additions (to be validated as part of this permit). Numerous as-built improvements are proposed to be validated as part of this permit as described in the complete project description. No vegetation or tree removal and no grading are being proposed. The two properties to be merged are an 18.49-acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-003-008, and a 5.09 acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-005-002, known as 4701 Foothill Road and 1495 Sterling Avenue in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT:**

1. Jill Stassinis
2. Gregory Gandrud

3. Lisa Starr
4. Anna Carrillo
5. Matthew Thomas
6. Alexander Globa

**SBAR COMMENTS:**

- a. Maximize screening along southern property boundary. The Board encourages the applicant to plant mature trees and vines in southwestern corner to provide instant screening. The applicant must return with a landscape plan that demonstrates appropriate screening. Soils testing should also be accomplished in the southwestern corner to determine necessary measures to ensure success of plants. Return with photos at the end of each alley along the southern border.
- b. Additional vine support structure is necessary to allow vines to grow. Return with details regarding height of vine support.
- c. Additional screening along eastern boundary is needed to screen both parking and structures.
- d. Return with better photos from adjacent residential neighborhood cul-de-sacs. Photos should demonstrate how proposed screening is appropriate.

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

1. 21BAR-00000-00016      Crown Castle Near 4040 Ramitas Drive ATTSBW30      Goleta  
(Travis Lee 805-568-2046)      **Jurisdiction: Urban**

Request of Jerry Ambrose, agent for Crown Castle, to consider Case No. 21BAR-00000-00016 for **Conceptual Review of a new unmanned small cell wireless facility on an existing 39' high wood utility pole located in the public right of way.** The following equipment would be placed on the existing pole: a wireless facility consisting of one (1) omni directional canister antenna measuring 24.7" high and 10" in diameter mounted on one (1) 44" long antenna support bracket attached to the existing pole approximately 22'-8" above grade; two (2) #2203 radio units (shrouded in an enclosure at 14'-3" above grade); one (1) new Crown Castle fiber optic cable; one (1) PVC conduit; and one (1) disconnect switch. The project is located within the public road right-of-way at 4040 Ramitas Road, APN 063-093-003, zoned 1.5-EX-1, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. (Continued from 02-19-21)

**PUBLIC COMMENT:**

1. Ronald Buckley
2. Janet Wilson
3. Miriam Lindbeck
4. Alan Gallegos
5. Michael English
6. Kent Epperson
7. Katie Mickey
8. Mike Bender
9. Paul Hettegger

**SBAR COMMENTS:**

- a. Rotate antennae 180 degrees to the south.
- b. Board recommends alternative location that is further away from residences and closer to major arterial roads.
- c. Board is concerned with the general health, safety, comfort, and property values of the neighborhood.

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

2. **21BAR-00000-00017** **Crown Castle Near 2880 Ben Lomond ATTSBE12** **Mission Canyon**  
(Travis Lee 805-568-2046) **Jurisdiction: Urban**

Request of Jerry Ambrose, agent for Crown Castle, to consider Case No. 21BAR-00000-00017 for **Conceptual Review of a new unmanned small cell wireless facility on an existing 34' high wood utility pole located in the public right of way.** The following equipment would be placed on the existing pole: Install new Crown Castle fiber optic cable at 22' 0" above grade on existing utility pole, one (1) omni directional canister antenna, measuring 24.7" high and 10" in diameter, attached to the top of the new Crown Castle fiber cable ("strand mount"). The antenna will be mounted 6' away from the pole, two (2) remote radio units and two (2) diplexers installed within a 13.5" wide x 46.1" shroud affixed to the side of the utility pole at 12'-6" above grade, relocate existing communications cable from 22'-2" above grade to 21' above grade, relocate existing communications cable from 20'-8" above grade to 20' above grade, two (2) 5.5" x 10" fiber down converters affixed to the new Crown Castle fiber cable, one (1) new PVC conduit/riser on pole, and one (1) RF notice sign on pole at 7' 6" above grade. The project is located within the public road right-of-way at 2880 Ben Lomond Drive, APN 023-130-069, zoned 7-R-1, in the Mission Canyon Community Plan area, First Supervisorial District. (Continued from 02-19-21)

**PUBLIC COMMENT:**

1. **Ronald Buckley**
2. **Alan Gallegos**
3. **Jean Howard**
4. **Kent Epperson**
5. **Rosanne Crawford**
6. **Katie Mickey**
7. **Miriam Lindbeck**

**SBAR COMMENTS:**

- a. **Rotate the cabinet to the least visible orientation.**
- b. **Board recommends alternative location that is further away from residences and closer to major arterial roads.**
- c. **Board is concerned with the general health, safety, comfort, and property values of the neighborhood.**

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

3. **21BAR-00000-00015** **Crown Castle near 745 CAMINO DEL SUR (ATTSBW08)** **Goleta**  
19CUP-00000-00049 (Ciara Ristig (805) 568-2077) **Jurisdiction: Goleta/Telecom**

The project includes installation a new unmanned small cell wireless facility on an existing 24' foot high wood utility pole located in the public right of way. The following equipment would be placed on the existing pole: a "small cell" wireless facility consisting of one (1) top-mounted omni-cluster antenna (located 24'6" from grade); three (3) radio units (shrouded in a 46" enclosure at approximately 13' from grade); three (3) 5.5" x 10" fiber down converters affixed to a new overhead Crown castle fiber optic cable located 23'3" above grade; two (2) PVC conduits and a 1' RF sign at 8' above grade. Existing cable TV line at 22'3" will remain. The project is located within the public road right-of-way at 6711 El Colegio Road along Camino Del Sur, APN 075-010-026, zoned SR-H-20, in the Goleta Community Plan area, Second Supervisorial District. (Continued from 02-19-21)

**PUBLIC COMMENT:**

1. **Ronald Buckley**

**2. Kent Epperson**

**SBAR COMMENTS:**

- a. **Board recommends alternative location that is further away from residences and closer to major arterial roads.**
- b. **Board is concerned with the general health, safety, comfort, and property values of the neighborhood.**
- c. **Location of equipment box should be located in the least visible orientation possible.**

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

**4. 21BAR-00000-00018 Crown Castle Near 5347 University Drive (ATTBW21) Goleta**  
(Chris Schmuckal 805-568-3510) **Jurisdiction: Urban Telecom**

Request of Jerry Ambrose, agent for Crown Castle, to consider Case No. 21BAR-00000-00019 for **Conceptual Review of a new unmanned small cell wireless facility on an existing 38 ft. 6 in. high wood utility pole located in the public right of way.** The following equipment will be placed on the existing 32 ft. 6 in. high wood utility pole: relocate one (1) existing Crown Castle fiber cable from 22 ft. 6 in. above grade to 20 ft. above grade; install one (1) new cable support wood cross arm at 18 ft. 6 in. above grade; relocate an existing cable TV at 18 ft. 6 in. above grade to a new cross arm; relocate an existing FTR cable from 20 ft. 6 in. above grade to the new cross arm; One (1) new omni directional canister antenna measuring 24.7 in. high and 10 in. in diameter, attached to the top of the relocated Crown Castle fiber cable; two (2) new remote radio units and two (2) new diplexers installed within a 13.5 in. wide by 46.1 in. tall shroud affixed to the side of the utility pole at 12 ft. 6 in. above grade; two (2) new 5.5 in. by 10 in. fiber down converters affixed to the relocated Crown Castle fiber cable; two (2) new PVC conduit/risers on the pole; one (1) radio frequency notice sign on the existing pole at 8 ft. above existing grade. The facility will be powered by two (2) fiber down converters attached to a Crown Castle fiber optic cable. No back up battery or generators are proposed and the project will not require any grading or trenching. The project is located within the road right-of-way adjacent to 5347 University Drive APN 069-173-005, in the Eastern Goleta Community Plan area, Second Supervisorial District. (Continued from 02-19-21)

**PUBLIC COMMENT:**

1. **Katie Mickey**
2. **Ronald Buckley**
3. **Miriam Lindbeck**
4. **Michael English**
5. **Alan Gallegos**

**SBAR COMMENTS:**

- a. **Board recommends alternative location that is further away from residences and closer to major arterial roads.**
- b. **Board is concerned with the general health, safety, comfort, and property values of the neighborhood.**
- c. **Some Board members feel that having the antennae should be located parallel to the street rather than over the street.**

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

**6. 21BAR-00000-00019 Crown Castle Near 315 Arroyo Road (ATTBW27) Goleta**  
(Chris Schmuckal 805-568-3510) **Jurisdiction: Urban/Telecom**

Request of Jerry Ambrose, agent for Crown Castle, to consider Case No. 21BAR-00000-00019 for **Conceptual Review of a new unmanned small cell wireless facility on an existing 38 ft. 6 in. high wood utility pole located in the public right of way.** The following equipment would be placed on the existing pole: a wireless facility consisting of one (1) 44 in. long antenna support bracket attached to the existing pole approximately 23 ft. 6 in. above grade; one (1) omni directional canister antenna, measuring 24.7 in. high and 10 in. in diameter, attached at the end of the antenna support bracket; two (2) remote radio units and two (2) diplexers installed within a 13.5 in. wide by 46.1 in. long shroud affixed to the side of the existing utility pole at 14 ft. 2 in. above grade; two (2) 5.5 in. by 10 in. fiber down converters affixed to a new Crown Castle fiber optic cable on the existing pole; one (1) new utility cable cross arm installed at 21 ft. 1 in. above grade; relocate two (2) existing communication cables from 23 ft. 11 in. and 21 ft. 10 in. above grade to the new cross arm at 21 ft. 1 in. above grade; two (2) new PVC conduit/risers on the existing pole. The facility will be powered by two (2) fiber down converters attached to a new Crown Castle fiber optic cable. No back up battery or generator is proposed and the project will not require any grading or trenching. The project is located within the road right-of-way adjacent to 357 Arroyo Road APN 061-140-017, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. (Continued from 02-19-21)

**PUBLIC COMMENT:**

1. Miriam Lindbeck
2. Rebecca Bank
3. Todd Mullanix
4. Ronald Buckley
5. Alan Gallegos
6. Sage Shingle
7. Ray Higgins
8. Cathy Mullanix

**SBAR COMMENTS:**

- a. The Board has concerns about the proximity of the proposed location to the public commenter’s home who has compromised health. The Board recommends an alternative location that is further away from residences and closer to major arterial roads.
- b. Board is concerned with the general health, safety, comfort, and property values of the neighborhood.
- c. The structural guy wire adds negatively to aesthetics.

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

7. **20BAR-00000-000120** **Danchuck Additions** **Hope Ranch**  
 (Willow Brown, x82040) Urban  
 Request of Brian Banks, agent for the owner The Danchuk Trust to consider Case No. 20BAR-00000-00120 for Preliminary/Final Approval of a 539 square foot first floor addition to an existing single family dwelling. The project will require less than 50 cubic yards of cut and fill. The property is a 2.06 acre parcel, zoned 1.5-EX-1, shown as Assessor’s Parcel Number 063-081-030, known as 4395 Via Esperanza in the Hope Ranch area, Second Supervisorial District. (Continued from 10-16-20)

**Public Comment: None.**

**ACTION:** *Pujo moved, seconded by Froscher and carried by a vote of 5 to 0 to grant Preliminary and Final approval of Case No. 20BAR-00000-00120.*

8. **21BAR-00000-00036** **Ochoa Residential Addition** **Eastern Goleta Valley**  
 Request of Clay Aurell, architect for Stephanie and Daniel Ochoa to consider Case No. 21BAR-00000-00036 for Conceptual Review of a proposed 800 square foot interior remodel

and a 618 square foot addition to the existing 4,514 square foot residence. The property is a .9 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006 located at 1020 La Vista Road, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. **Project is well-integrated and appropriate for the site.**
- b. **Consider adding new trees for screening from the street.**

*Project received review only, no action was taken. Applicant may return for Preliminary and Final.*

**9.      21BAR-00000-00028                                      **Joseph Modification**                                      **Santa Barbara****

Request of Appleton Partners LLP, agent for Doug Joseph to consider Case No. 21BAR-00000-00028 for Conceptual Review of a modification to allow a 500 square foot accessory structure to be located 16.5 feet from the primary front property line. The following currently exist on the parcel: a 1,827 square foot residence. The property is a .22 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-113-022 located at 2601 Montrose Place in the Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. **Return with landscape plan.**
- b. **Story poles required.**
- c. **Proposed encroachment into the setback appears appropriate, pending analysis of story poles and proper screening.**

*Project received review only, no action was taken. Applicant may return for further Conceptual and Preliminary review.*

**10.     21BAR-00000-00034                                      **Dunlop Addition**                                      **Santa Barbara****

21LUP-00000-00002 (Katie Nall)  
Request of Amy Von Protz, agent for Josh and Augrey Dunlop to consider Case No. 21BAR-00000-00034 for Conceptual Review of a second story addition to the existing single story residence. The new second story will be 573 net sf in size. The property is a .16 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-342-017 located at 4882 Payton Drive in the Santa Barbara area, Second Supervisorial District.

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. **Architectural style, mass, bulk, and scale is appropriate.**
- b. **The Board is concerned with privacy between the addition and western neighbor.**
- c. **Study ways to break up large wall along patio on north elevation. Board suggests addition of trellis and change of materials.**
- d. **Study fenestrations to be consistent throughout, particularly on north elevation.**

*Project received review only, no action was taken. Applicant may return for Preliminary review.*

**11.     21BAR-00000-00037                                      Santa Claus Bike Lane                                      Carpinteria**



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Request of Erinn Silva, agent for Joseph Arnold, Caltrans to consider Case No. 21BAR-00000-00037 for Conceptual Review of an 880 linear foot bike path. The proposed project will not require any cut, but will require approximately 2,050 cubic yards of fill. The property is near Assessor's Parcel Numbers 005-010-026, 005-010-033, 004-031-017 and 003-200-034 located at Santa Claus Lane between Sand Point Road and the County boundary at the City of Carpinteria in the County of Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. **Project is nicely detailed.**
- b. **One member is concerned the red color proposed for the guardrail may clash with the yellow sandstone colors integrated elsewhere in the project. Return with alternative color options for guardrail. Galvanized finish appears to clash with finishes on other portions of proposal.**
- c. **Study ways to integrate materiality, colors, details, etc. with the Highway 101 widening project.**
- d. **Pedestrian and bicyclist railing wire is acceptable, but alternative finishes to galvanized should be re-studied.**
- e. **Mission River Rock hardscape to be mortared with non-grey mortar.**

*Project received review only, no action was taken. Applicant may return for further Conceptual and Preliminary review.*

Meeting adjourned at 3:38 P.M.

# COUNTY OF SANTA BARBARA



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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of June 4, 2021**

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

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Gilliland at 9:30 A.M..

**COMMITTEE MEMBERS PRESENT:**

**Chris Gilliland**                      **Chair**  
**Josh Blumer**                        **Vice Chair - Consent Reviewer**  
**Alex Pujo**  
**Valerie Froscher**  
**Robert Richards**  
**John Vrtiak**

**Joe Dargel**                         **SBAR Supervising Planner**  
**Lia Graham**                       **SBAR Secretary**

**COMMITTEE MEMBERS ABSENT:**

**Kalie Grubb**

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT:**

**III. MINUTES:** Member Pujo, seconded by member Froscher, by a vote of 5 to 0 to approved the May 21, 2021 minutes.

**IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS**

Members requested site visits be incorporated into agenda even if members attend independently.

**V. STAFF UPDATE:** The Planning and Development staff person will provide a brief oral report on items of general interest to the Board and members of the public, such as ordinance amendments in process or recently approved that may impact design review, updates on Board procedures, and the status of appeal hearings of projects that the Board has approved or denied.

**VII. SITE VISIT ITEMS:**

S-1. 20BAR-00000-00047                      Tatman New SFD and Guest House                      Mission Canyon  
20LUP-00000-00086 (Alejandro Jimenez, Planner (805) 568-3559)                      Jurisdiction: Urban  
Request of Natalie Ochsner, agent for Taylor Tatman to consider Case No. 20BAR-00000-00047 for a Site Visit of a new 3,567 square foot single family dwelling, a new 887 square foot garage and 793 square foot guesthouse. The property is currently vacant. The proposed project will require approximately 1,100 cubic

yards of cut and approximately 510 cubic yards of fill. The property is a 2.9 acre parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 023-070-017 located at 2243 Las Canoas Road in the Mission Canyon area, First Supervisorial District. (Continued from 5-1-20 & 5/21/21)

*Story poles for this projects have been installed and will remain until 6/11/21.*

**VIII. CONSENT AGENDA:**

C-1. 21BAR-00000-00059 Glazer Muskulin Trust New SFD Hope Ranch  
 21MOD-000000-00003 (Veronica King, Planner)

Request of Brett Ettinger, architect for Glazer Muskulin living trust to consider Case No. 21BAR-00000-00059 for Final Approval on consent of a modification request to allow the parking in the side yard setback. The Land Use Permit associated with the Modification requests to demolish the existing single family dwelling and construct a new single family dwelling of approximately 3,070 (net) square feet, a detached ADU of 800 (net) sq. ft., a 16 ft. by 54 ft. swimming pool, an addition of approximately 131 gross sq. ft. to existing garage, and the conversion of a portion (approximately 350 square feet) of the stable/barn into a home office. The proposed project would require approximately 200 cubic yards of cut and 400 cubic yards of fill. The property is a 46,784 square foot zoned 1.5-EX-1 and shown as Assessor’s Parcel Number 063-041-005 located at 915 Camino Medio in the Hope Ranch area, Second Supervisorial District. (Continued from 05/07/2021)

***ACTION: Blumer moved, seconded by Pujio and carried by a vote of 5 to 0 to grant Final approval to Case No. 21BAR-00000-00059.***

C-2. 20BAR-00000-00168 McMullin Addition Mission Canyon

Request of Jason Grant, agent for Barbara McMullin to consider Case No. 20BAR-00000-00168 for Preliminary and Final Approval on Consent of a 602 square foot second story addition above the existing garage. The following structures exist on the parcel currently: existing two story residence (2,234 square feet) with detached garage (700 square feet). The proposed project will not require grading. The property is a 1.21 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 023-330-039 located at 2930 Holly Road in the Santa Barbara area, First Supervisorial District. (Continued 4/2/21)

***ACTION: Pujio moved, seconded by Richards and carried by a vote of 5 to 0 to grant Preliminary and Final approval to Case No. 20BAR-00000-00168.***

**IX. STANDARD AGENDA:**

**The Representatives of the following items should be prepared to present their projects via Zoom by 9:30 A.M.**

1. 16BAR-00000-00081 Pini Residence Addition and Remodel Mission Canyon  
 16LUP-00000-00199 (Travis Lee, Planner) Jurisdiction: Mission

Request of Bryan Murphy, architect for the owner, Dario Pini, to consider Case No. 16BAR-00000-00081 for preliminary review of an enclosure of an existing breezeway of approximately 409 square feet and a third parking space in the front yard setback. The following structures currently exist on the parcel: a residence of approximately 1,212 square feet, garage of approximately 447 square feet, breezeway and covered porch of approximately 208 square feet and guest room of approximately 154 square feet. The proposed project will not require grading. The property is a 9,250 square foot parcel zoned 7-R-1 and shown as Assessor’s Parcel Number 023-172-035, located at 2700 Foothill Road in the Mission Canyon area, First Supervisorial District (continued from 6-9-16).

**PUBLIC COMMENT:** Marie Janisse, Richard Watkins, Janet Mills, Monica Kunz, Suze McClellan

**SBAR COMMENTS:**

- a. Clarify whether closure of existing porch/breezeway was previously permitted.
- b. Addition of bay window appears appropriate.

- c. **Return with photos of the site showing the breezeway and all proposed development.**
- d. **Update site plans to show the oak and retaining wall adjacent to driveway. Clarify whether new fence to replace removed fence is proposed.**
- e. **Board requests that planner provide feedback from Public Works regarding whether cars backing up onto Foothill is acceptable.**
- f. **Issues of neglect of property and landscape should be included as part of this proposal. Return with property improvement plan to respond to concerns.**
- g. **Return with landscape plan.**

*Project received conceptual review only, no action was taken. Applicant may return for preliminary approval.*

2. 20BAR-00000-00047                      Tatman New SFD and Guest House                      Mission Canyon  
20LUP-00000-00086 (Alejandro Jimenez, Planner (805) 568-3559)                      Jurisdiction: Urban  
Request of Natalie Ochsner, agent for Taylor Tatman to consider Case No. 20BAR-00000-00047 for Further Conceptual Review of a new 3,567 square foot single family dwelling, a new 887 square foot garage and 793 square foot guesthouse. The property is currently vacant. The proposed project will require approximately 1,100 cubic yards of cut and approximately 510 cubic yards of fill. The property is a 2.9 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-070-017 located at 2243 Las Canoas Road in the Mission Canyon area, First Supervisorial District. (Continued from 5-1-20 & 5/21/21)

**PUBLIC COMMENTS:** Suze McClellan

**SBAR COMMENTS:**

- a. **Architectural style and siting on property is appropriate. Some members feel the proposed structure is too large and should be reduced.**
- b. **Moving guest house to west is appropriate and improvement to design. Consider pushing guest house closer to main house.**
- c. **Carefully check proposed grading quantities to ensure accurate values are included in project description.**
- d. **The Board feels the driveway is too close in proximity to the house and doesn't provide any opportunity for screening.**
- e. **Board is concerned with height of wall at parking area. Consider ways to reduce impact of tall walls by incorporating vegetation or stepping wall.**
- f. **Study driveway opening at Las Canoas to enhance entrance with landscaping and other materiality.**
- g. **Consider elimination of eucalyptus trees to allow for alternative planting that would screen the house. Return with updated landscape plan that clearly shows planting proposal. Screening along Las Canoas will be important aspect of site design. Screening along southwestern section of site is also important.**
- h. **Study guardrail materiality to ensure it appears organic and appropriate for the style of the house. Guardrail should be transparent.**
- i. **Oak tree at east end of house to be preserved. Study location of storage at end of garage to ensure oak tree is saved.**

*Project received review only, no action was taken. Project may return for further Conceptual and Preliminary Review.*

3. 19BAR-00000-00125                      Melodious Plots/Everbloom Cannabis Cultivation                      Carpinteria  
19CDP-00000-00017, (Tina Mitchell (805)934-6289, Planner)                      Cannabis  
19DVP-00000-00016  
Request on behalf of the property owner, Eduard Van Wingerden, to consider Case No. 19BAR-00000-00125 for Further Conceptual Review of approximately 468,000 sq. ft. of immature plants (nursery), mixed-light cannabis cultivation, and associated uses within a portion of an existing 492,249 sq. ft.

greenhouse on the property known as 4701 Foothill Road. The project includes a voluntary lot merger with the neighboring property known as 1495 Sterling Avenue, for conformity with lot coverage requirements pursuant to the Carpinteria Agricultural Overlay District Ordinance. No cannabis related activity is proposed on the existing Sterling Avenue parcel nor in any of the existing structures on the Sterling Avenue site. The existing, partially permitted 492,249 sq. ft. greenhouse to remain and be utilized for nursery and cannabis cultivation was improved with approximately 32,178 sq. ft. of as-built additions (to be validated as part of this permit). Numerous as-built improvements are proposed to be validated as part of this permit as described in the complete project description. No vegetation or tree removal and no grading are being proposed. The two properties to be merged are an 18.49-acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-003-008, and a 5.09 acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-005-002, known as 4701 Foothill Road and 1495 Sterling Avenue in the Carpinteria area, First Supervisorial District. **(Continued from 3/19/21)**

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Applicant has appropriately responded to prior comments regarding screening. Study ways to increase screening along southeast corner. Consider different species for screening other than bamboo; alternatively, the project would need to be conditioned to ensure bamboo is maintained between 10 and 20 feet in height (and no taller).**

*Project received review only, no action was taken. Applicant may return for Preliminary approval following approval of the project by the Planning Commission.*

4. 21BAR-00000-00098                      Pennington/Gamble Residential Additions                      Santa Barbara  
21LUP-00000-00227 (Travis Lee, Planner)  
Request of Jonathan Villegas, agent for Skyler Gamble to consider Case No. 21BAR-00000-00098 for Conceptual Review and Preliminary Approval of a 2,013 square foot remodel to the existing residence and garage, 95 square foot addition and 264 square foot carport. The proposed project will not require grading. The property is a 7,696 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-142-002 located at 932 Cheltenham Road in the Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Study ways to incorporate additional landscape screening along driveway and in front of newly proposed fences/courtyard area.**
- b. **Board is supportive of a Modification to reduce the front yard setback to allow a carport if a good landscape plan is incorporated into project.**
- c. **Consider reducing size of fenced courtyard to allow additional space for required third parking spot.**

*Project received review only, no action was taken. Project may return for further Conceptual and Preliminary Review.*

5. 21BAR-00000-00095                      Ayer Addition                      Hope Ranch  
(Planner Not Yet Assigned)  
Request of Dylan Henderson, architect for Justin Ayer to consider Case No. 21BAR-00000-00095 for Conceptual Review of a 172 square foot addition, interior remodel, new roofing and siding, and pool to an existing single family dwelling. The following structures exist on the parcel currently: 3,190 square foot residence and 552 detached garage. The proposed project will require approximately 40 cubic yards of cut and approximately 40 cubic yards of fill. The property is a

2.01 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-141-019 located at 4162 Cresta Avenue in the Hope Ranch area, Second Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Size, bulk, scale, architectural style and materiality are appropriate for neighborhood.**
- b. **Project appears to be improvement to existing site development.**
- c. **Siting of pool is appropriate and landscape plans look great. Return with plant list on planting plan. Show existing and proposed hardscape, walls, and trees on landscape plan and include accurate diameter at breast height, critical root zone, and drip line. Include grading plan to show potential impacts on critical root zone.**
- d. **Study ways on the north elevation to architecturally tie the deck and railing system into the arbor with cohesive detailing along the same horizontal line.**
- e. **Double check earthwork quantities to ensure accuracy.**

*Project received review only, no action was taken. Project may return for Preliminary Review.*

6. 21BAR-00000-00092 Van Wingerden Additions Toro Canyon  
21CDP-00000-00037 (Delaney Roney, Planner)  
Request of Sean Boyd, agent for Winfred Van Wingerden to consider Case No. 21BAR-00000-00092 for Conceptual Review of a 590 square foot addition to the existing single family dwelling, a new 800 square foot pool pavilion, 300 square foot covered patio, 230 square foot storage attached to the pool pavilion. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-320-045 located at 3908 Foothill Road, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **The Board is split regarding whether the mix of modern architecture successfully integrates with the existing Spanish Colonial style. Presentation on plans appears more commercial than residential.**
- b. **Study clearstory windows on south elevation and consider reducing in size and adding colored trim around windows consistent with existing style of structure. Study use of sun protection for newly proposed windows on south elevation.**
- c. **Re-study garage doors.**
- d. **Landscape approach is supportable. Provide additional information on landscape plan for site walls. Consider the same boulder walls throughout site.**

*Project received review only, no action was taken. Project may return for further Conceptual and Preliminary Review.*

7. 21BAR-00000-00063 Gray Residential Addition Santa Barbara  
21LUP-00000-00150 (Kevin De Los Santos, Planner)  
Request of Rodrick Britton, architect for Mike and Kate Grey to consider Case No. 21BAR-00000-00063 for Conceptual Review and Preliminary and Final Approval of a 441 square foot garage conversion. The following structures exist on the parcel currently: a 2,086 square foot

residence. The property is a 9,968 square foot parcel zoned 9-R-1 and shown as Assessor's Parcel Number 057-082-005 located at 3775 Center Avenue in the Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Return with exterior lighting plan with light fixtures that are dark sky compliant.**
- b. **Return with landscape plan that shows existing and proposed landscaping. Incorporate landscape screening around new master wing and parking area.**

*ACTION: Alex moved, seconded by John, and carried by a vote of 5 to 0 to grant Preliminary approval to 21BAR-00000-00063, with comments as noted above. Project may return for Final Review on consent.*

8. 21BAR-00000-00093 Bamboo Hill Trust New Single Family Dwelling Summerland  
Request of Jared Diganci, architect for Bamboo Hill Trust to consider Case No. 21BAR-00000-00093 for Conceptual Review of a new 2,378 square foot residence, 396 square foot workshop, 660 square foot garage and a 549 square foot guest house. The following structures exist on the parcel currently: a 2,059 square foot residence and 149 square foot shed. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 11.34 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-090-005 located at 209 Greenwell Avenue in the Summerland area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Great project.**
- b. **Architectural style is appropriate. Mass, bulk, and scale are appropriate to neighborhood.**
- c. **Return with full landscape plan.**

*Project received review only, no action was taken. Project may return for Preliminary and Final Review.*

9. 21BAR-00000-00083 MR Place, LLC Exterior Alterations Summerland  
21CDP-00000-00050  
Request of Michael Stroh, agent for MR Place 6, LLC to consider Case No. 21BAR-00000-00083 for Conceptual Review and Preliminary and Final Approval of an alternative paint color for the existing structures. The following structures exist on the parcel currently: a 5,022 square foot residence, 469 square foot garage, 470 square foot detached garage and 469 square foot cabana. The proposed project will not require grading. The property is a 6.41 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-073 located at 2720 Montecito Ranch Place in the Summerland area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **The Board finds the request is not supportable because the color is incompatible with the hillside environment.**

*ACTION: Vrtiak moved, seconded by Pujo, and carried by a vote of 5 to 0 to deny 21BAR-00000-00063, with comments as noted above.*

<b>10.</b>	<u>21BAR-00000-00072</u>	<u>Powers Additions</u>	<u>Goleta</u>
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Request of David Watkins, agent for Will and Pam Powers to consider Case No. 21BAR-00000-00072 for Conceptual Review of a 71 square foot interior remodel, 358 square foot garage conversion, 140 square foot laundry room addition, 415 square foot garage and storage room addition. The following structures exist on the parcel currently: one story 1867 square foot single family dwelling and 432 square foot attached garage. The proposed project will not require grading. The property is a .30 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-580-016 located at 5415 Vineyard Road in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Mass, bulk, and scale are acceptable.**
- b. **Re-study two arched windows and arched door on front elevation. Consider addition of transom above main window. Study ways to reduce width, size and placement of windows on north elevation.**
- c. **Study architectural and landscape details to formalize front entry.**
- d. **Return with landscape plan.**
- e. **Study turning radius for driveway.**
- f. **Re-study roof form around roof pop-out feature.**

*Project received review only, no action was taken. Project may return for Preliminary and Final Review.*

*Member Froscher moved, seconded by member Vrtiak to adjourn the meeting of May 21, 2021 at 1:45.*





# COUNTY OF SANTA BARBARA

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of July 26, 2019**

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Vice Chair, Chris Gilliland, at 9:23 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

**Chris Gilliland** Vice Chair - Consent Reviewer (Landscape)  
**Douglas Keep** Consent Reviewer (Architecture)  
**John Vrtiak**  
**Valerie Froscher**  
**Laurie Romano** (arrived for site visit and review)

**Joseph Dargel** SBAR Supervising Planner  
**Lia Marie Graham** SBAR Secretary

**COMMITTEE MEMBERS ABSENT:**

**Alex Pujo** Chair  
**Josh Blumer**

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** Froscher moved, seconded by Vrtiak and carried by a vote of 4 to 0 to amend the agenda.
- III. MINUTES:** Froscher moved, seconded by Vrtiak carried by a vote of 3 to 0 to 1 (Keep abstained) to approve the minutes of July 12, 2019 as amended.
- IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. STAFF UPDATE:**

**VI. CONSENT AGENDA:**

- C-1. 19BAR-00000-00117 Cate School Master Plan Carpinteria**  
(Planner Not Yet Assigned) **Jurisdiction: Rural**  
Request of Heidi Jones, agent for Cate School, to consider Case No. 19BAR-00000-00117 for **Preliminary and Final Approval on Consent of three new metal sash windows to North elevation of Fleischman Gym/Wiengand Student Center.** The property is a 320 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-040-008 located at **1970 Lillingston Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 7-12-19)
- C-2. 19BAR-00000-00032 Wahlund Alterations Goleta**  
19LUP-00000-00147(Alex Jimenez, Planner) **Jurisdiction: Urban**

Request of Jose Luis Esparza, architect for Ken and Kelly Wahlund, to consider case No. 19BAR-00000-00032 for **Final Approval on Consent of exterior renovations to the front and entry of the existing 2,575 square foot dwelling and the enclosure of an existing 204 square foot car port**. The proposed project will not require grading. The property is a 9,147 square foot parcel zoned 8-R-1, shown as Assessor's Parcel Number 057-030-023 located at **860 Cathedral Vista Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 4-5-19 & 06-07-19)

**ACTION: Keep moved, seconded by Froscher and carried by a vote of 4 to 0 to grant Preliminary and Final Approval for item C-1 as submitted and Final approval for item C-2 as noted on the plans.**

## VII. STANDARD AGENDA:

**The Representatives of the following item should be in attendance at this  
SBAR Meeting by 9:15 A.M.**

**1. 19BAR-00000-00125 Melodious Plots/Ednigma– Mixed-Light Cannabis Cultivation Cannabis**  
(Monica Esparza (805)568-2055, Planner) **Jurisdiction: Area B / Carp Ag Overlay**

Request of AB Design Studio, agent for Eduard Van Wingerden to consider Case No. 19BAR-00000-00125 for **Conceptual Review and Preliminary and Final Approval** as-built improvements to the property that include approximately 11,600 square feet of accessory office, mechanical equipment and storage buildings, and 28,300 square feet of greenhouse space and irrigation water storage tanks. The property contains approximately 10-acres of greenhouses and accessory packing facilities. The property is an 18.49 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 004-003-008 located at **4701 Foothill Road**, in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT: Jill Stassing, Gregory Gandrid, Anna Carrillo, Sofia Van Wingerden**

**SBAR COMMENTS:**

- a. Existing screening is insufficient along western property boundary.
- b. Significant screening elements should be installed for instantaneous screening of existing greenhouse development. Existing Catalina Cherries are not sufficient for screening.
- c. Update architectural site plan with information shown on civil drawings. Clarify parking and setback issues upon return.

**Project received review only, no action was taken. Applicant may return for Preliminary and Final review upon project approval by the Planning Commission.**

**2. 19BAR-00000-00127 Davirro Smoke Shop Signs Goleta**  
(Planner Not Yet Assigned) **Jurisdiction: Signs**

Request of Jill Bonilla, agent for Georgiann Davirro to consider Case No. 19BAR-00000-00127 for **Conceptual Review of an illuminated 16 square foot cabinet and 3 square foot blade sign**. The property is a 6,098 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-111-012 located at **6580 Pardall** in the Isla Vista area, Third Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Provide photos of adjacent buildings and signage.
- b. Recommend using black background with white letters on cabinet; reduce size of sign by minimum of 20%.

- c. **Size of lettering on door is too large.**
- d. **Wrought iron bracket is out of character with building.**

*Project received review only, no action was taken. Applicant may return for Preliminary and Final review.*

<b>The Representatives of the following item should be in attendance at this SBAR Meeting by 9:45 A.M.</b>
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- |           |                          |                                    |                            |
|-----------|--------------------------|------------------------------------|----------------------------|
| <b>3.</b> | <b>19BAR-00000-00130</b> | <b>Orni Battery Storage System</b> | <b>Carpinteria</b>         |
|           | (Nancy Minick, Planner)  |                                    | <b>Jurisdiction: Rural</b> |

Request of Ginger Anderson, agent for Orni 34 LLC and the Van Wingerden Family Trust to consider Case No. 19BAR-00000-00130 for **Conceptual Review of a new 15,400 square foot concrete pad for a new battery energy storage system.** The following structures currently exist on the parcel: 19,600 square foot warehouse building at the North East corner of the site. The proposed project will require approximately 2,100 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 13.08 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 004-004-037 located at **5134 Foothill Road** in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT: LeeAnn Palmer**

**SBAR COMMENTS:**

- a. **Finish hedge along eastern property line where mailboxes are located to screen project from Foothill Road.**
- b. **Provide additional screening of proposed facility. Recommend using wood fence material rather than chain link fence.**
- c. **Utilize sandstone cobbles in drainage swale to mitigate erosion.**
- d. **Board prefers no lighting. If required by insurance, Board recommends utilizing both dimming feature as well as motion detector for lighting fixtures. If lighting is necessary, use more standards at a lower elevation.**

*Project received review only, no action was taken. Applicant may return for Preliminary and Final review after review and approval by the Planning Commission.*

- |           |                            |                            |                                |
|-----------|----------------------------|----------------------------|--------------------------------|
| <b>4.</b> | <b>19BAR-00000-00128</b>   | <b>Zimmerman Additions</b> | <b>Hope Ranch</b>              |
|           | (Planner Not Yet Assigned) |                            | <b>Jurisdiction: Ridgeline</b> |

Request of Jason Grant, agent for David and Carey Zimmerman to consider Case No. 19BAR-00000-00128 for **Conceptual Review of a 555 square foot partial demo, 1,189 square foot first floor addition and 115 square foot second floor addition.** The following structures exist on the parcel currently: a two story 2,927 square foot residence and an attached 454 square foot attached garage. The proposed project will require approximately 25 cubic yards of cut and approximately 25 cubic yards of fill. The property is a 1.38 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-017 located at **400 Via Dichosa** in the Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. **Size, bulk, scale and architectural design are appropriate.**

- b. Porches are great.
- c. Return with landscaping and irrigation plan.

*Project received review only, no action was taken. Applicant may return for Preliminary and Final review.*

5. **19BAR-00000-00131 CalProp II, LLC – Detached Garage & Site Walls** **Summerland**  
19CDH-00000-00025 (Planner Not Yet Assigned) **Jurisdiction: Urban**

Request of Barry Winick, architect for CalProp II, LLC to consider Case No. 19BAR-00000-00131 for **Conceptual Review of a new detached garage of approximately 350 square feet and a new entry gate with adjacent site walls**. The following structures currently exist on the parcel: a 7,517 square foot single family dwelling, 423 square foot equipment enclosure, 416 square foot cabana and 1,000 square foot pool. The proposed project will require approximately 40 cubic yards of cut and 60 cubic yards of fill. The property is a 3 acre parcel zoned 3-E-1 and shown as Assessor’s Parcel Number 005-260-012 located at **2779 Padaro Lane** in the Summerland area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Architecture appropriate.
- b. Return with landscape plan and hardscape materials.

*Project received review only, no action was taken. Applicant may return for Preliminary and Final review on consent.*

**The Representatives of the following item should be in attendance at this SBAR Meeting by 10:15 A.M.**

6. **19BAR-00000-00101** **Schock New SFD** **Urban**  
(Travis Lee, (805) 568-2046) **Jurisdiction:**

Request of Robert Pester, agent for John Schock to consider Case No. 19BAR-00000-00101 for **Further Conceptual Review and Preliminary Approval of a new residence with attached garage of approximately 3,000 square foot (residence) and 480 square foot attached garage**. The parcel is currently vacant. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 5.33 acre parcel zoned RR-5 and shown as Assessor’s Parcel Number 069-010-039 located at **1140 Via Del Rey** in the Eastern Goleta Valley area, Second Supervisorial District. (Continued from 6-21-19)

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Size, bulk, scale, and siting are appropriate.
- b. Scale of pavilion is appropriate.
- c. Consider lowering elevation of house by stepping down with the topography. One member feels earthen berm could be utilized.
- d. One board member prefers darker paint color to subdue structure.

*Project received review only, no action was taken. Applicant may return for Preliminary and Final review.*

7. 19BAR-00000-00122 Fisher Lawson Workshop Goleta  
(Planner Not Yet Assigned) **Jurisdiction: Urban**

Request of Amy Von Protz, agent for Dawn Lawson and Kevin Fisher to consider Case No. 19BAR-00000-00122 for **Conceptual Review of a second floor addition with deck and entry cover of approximately 490 square feet.** The following structure exist on the parcel currently: single story single family dwelling with attached garage. The property is a .25 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-230-003 located at **4838 Winding Way** in the Santa Barbara area, Second Supervisorial District. (Continued from 7-12-19 (Not Heard))

**Project not heard.**

8. 19BAR-00000-00057 Donohoe Demo / New Single Family Dwelling Carpinteria  
(Planner Not Yet Assigned) **Jurisdiction: Urban**

Request of Jennifer Siemens, agent for Dale and Tamera Donohoe to consider Case No. 19BAR-00000-00057 for **Further Conceptual Review to demolish the existing house and garage and construct a new 2,879 square foot (net) residence and 685 square foot attached garage, 644 square foot attached accessory dwelling unit, 889 square foot decks, 613 square foot 2<sup>nd</sup> level balcony, and 22 square foot trash enclosure. Of the existing 1,223 square foot wood deck, 1,014 square foot would remain and 209 square foot would be removed.** The project would require less than 50 cubic yard of cut and 50 cy of fill. The maximum height would be 28 feet with a 4:12 roof pitch (the maximum height of the ADU would be 14.85 feet). Please note that the previous owner constructed a fence along the eastern side of the property without permits. We are including the permitting of the fence in this application. The portion of the fence proposed to remain is approximately six feet high and 42 feet 7 inches long. The following structures currently exist on the parcel: 2,238 square foot residence and 543 square foot garage. The proposed project will require less than 50 cubic yards of cut and approximately 50 cubic yards of fill. The property a is .37 acre zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-030 located at **3353 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 4-19-19)

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Nice project.
- b. Size, bulk, and scale are appropriate. Architecture is appropriate.
- c. Window fenestration and stair materials are appropriate.
- d. Board feels that loading second story to the side is preferred.
- e. Big windows on east elevation pose privacy issues to future potential development; re-study.
- f. Lower plate height to 9 feet to be respectful of view corridor.
- g. Site visit and story poles are necessary.

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

<b>The Representatives of the following item should be in attendance at this SBAR Site Visit by 11:00 A.M.</b>
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9. 19BAR-00000-00058/19CDH-00000-00023 DSG Trust Second Story Addition Goleta  
(Travis Lee, (805) 568-2046) **Jurisdiction: Urban**

Request of Brian Banks, agent for the owner, The DSG Trust, to consider Case No. 19BAR-00000-00058 for **Site Visit of a 1,022 gross square foot second story addition**. The following structures exist on the parcel currently: a 4,959 square foot residence and attached garage (under construction). The proposed project will not require grading. The property is a 34,848 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-015 located at **5225 Austin Road** in the Goleta area, Second Supervisorial District (Continued from 5-3-19)

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

10. 19BAR-00000-00058/19CDH-00000-00023 DSG Trust Second Story Addition Goleta  
(Travis Lee, (805) 568-2046) **Jurisdiction: Urban**  
Request of Brian Banks, agent for the owner, The DSG Trust, to consider Case No. 19BAR-00000-00058 for **Further Conceptual Review of a 1,022 gross square foot second story addition**. The following structures exist on the parcel currently: a 4,959 square foot residence and attached garage (under construction). The proposed project will not require grading. The property is a 34,848 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-015 located at **5225 Austin Road** in the Goleta area, Second Supervisorial District (Continued from 5-3-19)

**PUBLIC COMMENT: Douglas Keep**

**SBAR COMMENTS:**

- a. Project is side loaded and blocks views from neighbors across the street.
- b. Some members are not certain whether they can support the project as proposed. The current design is not integrated.
- c. BAR discussed the interior pool which pushes the development beyond reasonable square footage for neighborhood compatibility. Therefore, reconsider second story.

*Project received review only, no action was taken. Applicant may return for further Conceptual review. Keep recused for the review of this project.*

11. 18BAR-00000-00079 Danely Guest House / Remodel Hope Ranch  
18LUP-00000-00280 (Travis Lee, (805) 568-2046) **Jurisdiction:**  
Request of Tom Henson, agent for the owner Chris Danely to consider Case No. 18BAR-00000-00079 for **Preliminary and Final Approval of a 3,986 square foot remodel, a 64 square foot addition, 800 square foot guesthouse and 100 square foot pool bath and pool**. The following structures currently exist on the parcel; 3,986 residence and 659 square foot attached garage. The proposed project will require approximately 100 cubic yards of cut and 100 cubic yards of fill. The property is a 1.9 acres zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-005, known as **4167 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 7-27-18, 8-24-18 & 9-21-19)

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Nice project.
- b. Board is open to changing out *ceanothus* with *baccharis*.

**ACTION:** *Froscher moved, seconded by Keep and carried by a vote of 4 to 0 to grant Preliminary Approval for 18BAR-00000-00079. The project may return for Final review on consent.*

**12. 19BAR-00000-00074 Highway 101 Widening – Segment 4B & 4C Summerland/Carpinteria**  
(Nicole Lieu (805) 884-8068) **Jurisdiction: Summerland/Carpinteria**

Request of Erinn Silva, agent for David Emerson to consider Case No. 19BAR-00000-00074 for **Further Conceptual Review of a Highway 101: Carpinteria to Santa Barbara Project, Segments 4B and 4C (combined)**. The proposed project will require approximately 161,134 cubic yards of cut and approximately 106,918 cubic yards of fill. The project is located on **Highway 101 between post miles 4.6 and 9.2, from the City of Carpinteria to approximately 0.3 miles north of the Sheffield Drive Interchange** in Santa Barbara County, First Supervisorial District. (Continued from 05-17-19)

**PUBLIC COMMENT:** Edna Sizlo, Joe Freeman, Frances McCarthy, Sean McCarthy, Carol Marsch, Alesa Faeudlech, Kathleen Greco, Tim Howie, Chris Greco

**SBAR COMMENTS:**

- a. Board appreciates efforts made with limited resources.
- b. Landscape palette is appropriate. Incorporate larger drifts of plants in landscape plan.
- c. Board does not support logo in slope paving of underpass at North Padaro.
- d. Board favors a darker color in slope paving to reduce reflectivity while still relating color of slope to bridge at North Padaro.
- e. Board supports use of aggregate in slope paving at North Padaro.
- f. Some members prefer median barrier with texture top cap that ties into sound walls. Board prefers to coordinate with MBAR for continuity of design.
- g. Unify materials and color as much as possible at Ortega Hill sound wall. Integrate planting to soften where possible.
- h. Board is in support of sound wall with transparent top panel at Summerland Cottages sound wall. Vegetation should be incorporated to help mitigate perceived height of overall sound wall structure on ocean side of wall. Members of the public provided testimony of longevity and viability of transparent material based on other community's experience. Board took this action in support of the community, with the understanding that Summerland Cottages HOA is committed to maintenance of transparent sound wall.

*Project received review only, no action was taken. Applicant may return for further Conceptual review.*

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Keep moved, seconded by Gilliland, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, June 21, 2019 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:02 P.M.