



**Action: Blumer moved, seconded by Vrtiak, and carried by a vote of 6 to 0 to grant Final Approval to Case No. 19BAR-00000-00172.**

Tony Xiques - [dexigns@aol.com](mailto:dexigns@aol.com) - Agent  
DJ Chang - [jangssbd@gmail.com](mailto:jangssbd@gmail.com) - Owner

**C-2. 20BAR-00000-00114 Stewart Addition Hope Ranch**  
20CDH-00000-00008 (Travis Lee, Planner) Urban  
Request of Becker Studios, agent for Suzanne and Kyle Stewart to consider Case No. 20BAR-00000-00114 for **Preliminary/Final Review on Consent** of a 289 gross/263 net square foot first floor addition and 871 gross/792 net square foot second story addition to an existing 4,450 gross/4,090 net square foot single-family dwelling with an attached 1,188 gross/1,080 net square foot 3-car garage. Also proposed is a 40' x 60' sports court, a new pool/spa, a fire pit, new HVAC condensers, and a detached Accessory Dwelling Unit (processed under Case No. 20CDP-00000-00058). The following structures exist on the parcel currently: a 4,090 square residence and 1,080 square foot attached garage. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-021, located at 4045 Marina Drive in the Santa Barbara area, First Supervisorial District (Continued from 9-18-20).

**Action: Blumer moved, seconded by Vrtiak, and carried by a vote of 6 to 0 to grant Preliminary and Final Approval to Case No. 20BAR-00000-00114.**

Agent Meghan Hart [meghan@beckercon.com](mailto:meghan@beckercon.com)  
Owners Suzanne & Kyle Stewart [kyle32@gmail.com](mailto:kyle32@gmail.com)

**C-3. 20BAR-00000-00004 Lightstone – Residential Addition Santa Barbara**  
(Travis Lee 805-568-2046) **Jurisdiction: Residential**  
Request of Kristen Howell, agent for Philp Lightstone to consider Case No. 20BAR-00000-00004 for **Final on Consent Approval of an 742 gross square foot addition to an existing residence (82 sf is an addition to the existing residence while 660sf is an attached ADU)**. The following structures currently exist on the parcel currently: a 1,328 square foot single family dwelling and a 314 square foot garage. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .39 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-250-028 located at **2729 Puesta Del Sol**, in the Santa Barbara area, First Supervisorial District (Continued from 2-7-20, 5-15-20, & 8-28-20, 12-4-20).

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. **Provide landscape plan for improvements to front yard. Any planting revisions will require WELO calculations.**
- b. **Previous parkway landscape comments have been addressed.**

*Project received review only and no action was taken. The applicant may return for Final Review on consent.*

Philip Lightstone, owner [phil.lightstone@gmail.com](mailto:phil.lightstone@gmail.com)  
Kristian Howell, arch [kristian@kerwoodhowell.com](mailto:kristian@kerwoodhowell.com)  
Will Rivera, arch [wxrivera@cox.net](mailto:wxrivera@cox.net)

**VII. STORY POLES:**

<b>The Representatives of the following item should be prepared</b>
---

**to present their story poles on site at 8:30 A.M.**

**1. 20BAR-00000-00048 Chapman New SFD Santa Barbara**  
**20LUP-00000-00099 (Delany Roney, Planner (805)568-2033) Jurisdiction: Hope Ranch**

Request of Natalie Ochsner, agent for Taylor Tatman to consider Case No. 20BAR-00000-00048 for Review of Story Poles for a new 6,786 square foot (gross) residence and 1,390 square foot (gross) garage/storage with a maximum height of 28 feet from existing grade. The property is currently vacant. The proposed project will require approximately 1,018 cubic yards of cut and approximately 121 cubic yards of fill. One Oak tree is proposed for removal (14"). 12,022 square feet of new impervious surface and 17,280 square feet of new landscaping. The property is a 1.39 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-292-006 located at 0 Via Tranquila in the Eastern Goleta Community Plan area, Second Supervisorial District. **(Continued from 5-1-2020)**

*Story poles for this project will be erected on January 29, 2021 and taken down no earlier than February 12, 2021.*

Tom Ochsner: [tom@toarchitect.com](mailto:tom@toarchitect.com)  
Liz Hughes: [liz.hughes.architect@gmail.com](mailto:liz.hughes.architect@gmail.com)

**VIII. STANDARD AGENDA:**

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

**2. 20BAR-00000-00048 Chapman New SFD Santa Barbara**  
**20LUP-00000-00099 (Delany Roney, Planner (805)568-2033) Jurisdiction: Hope Ranch**

Request of Natalie Ochsner, agent for Taylor Tatman to consider Case No. 20BAR-00000-00048 for Further Conceptual Review of a new 6,786 square foot (gross) residence and 1,390 square foot (gross) garage/storage with a maximum height of 28 feet from existing grade. The property is currently vacant. The proposed project will require approximately 1,018 cubic yards of cut and approximately 121 cubic yards of fill. One Oak tree is proposed for removal (14"). 12,022 square feet of new impervious surface and 17,280 square feet of new landscaping. The property is a 1.39 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-292-006 located at 0 Via Tranquila in the Eastern Goleta Community Plan area, Second Supervisorial District. **(Continued from 5-1-2020)**

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. Architectural style is appropriate. Presentation is well detailed and project is well designed.**
- b. Re-study hammerhead entry. Study ways to utilize architecture and landscaping to soften hammerhead and adjacent wall. To soften appearance, consider incorporating landscaping that trails down wall. For areas of wall that are above 4 feet tall, consider notching out small sections of the wall for planting areas including the potential use of creeping fig to cover the wall.**
- c. Study hedge along fence. Consider staggering plants in hedge to reduce perceived linearity of hedge and make it appear more natural. Increase number and size of hedge plants proposed to layer and increase hedge depth.**

- d. **Bolster planting in NE corner with additional hedging or trees to increase screening. Consider moving orchard from this location to accommodate additional screening plants/trees.**
- e. **Relocate hedge material where appropriate to avoid getting too close to oaks.**
- f. **Oak trees down at the road are important. Board suggests adding more oak trees to further screen the project.**
- g. **Make note of ETO rate on WELO calculations.**
- h. **One member suggests studying ways to reduce overall height and entry tower height. Composition of building is well done but height of structure is exaggerated when viewed from below.**
- i. **Re-study supports of central element. As designed they are too small for building mass and appear spindly.**
- j. **Re-study second floor fireplace on east elevation. Location above garage door header is awkward and doesn't feel authentic.**

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

[https://earth.google.com/web/@34.42803394,-119.76984384,66.6246566a,861.89435485d,35y,26.15179654h,37.35376209t,0r/data=ClAaThJICiUweDgwZTkxNTQwMmUyNjk4MjM0M2Q1ZDA5ZjI0ZDRIGZnKws\\_JNkFAIVNt3AdF8V3AKglWaWEgVHJhbnFlaWxhGAIgAQ](https://earth.google.com/web/@34.42803394,-119.76984384,66.6246566a,861.89435485d,35y,26.15179654h,37.35376209t,0r/data=ClAaThJICiUweDgwZTkxNTQwMmUyNjk4MjM0M2Q1ZDA5ZjI0ZDRIGZnKws_JNkFAIVNt3AdF8V3AKglWaWEgVHJhbnFlaWxhGAIgAQ)

**3. 20BAR-00000-00183 Carter Addition Toro Canyon**

(Planner not yet assigned)

Request of Lizette Elenes, agent for Drew and Christine Carter to consider Case No. 20BAR-00000-00183 for Conceptual Review of a 650 square foot residential second story addition. The following structures currently exist on the parcel: a 3,200 square foot single family dwelling and 560 square foot garage. The proposed project will not require grading. The property is a .78 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-492-001 located at 2747 Macadamia Lane in the Toro Canyon area, First Supervisorial District.

**PUBLIC COMMENT:** None.

**SBAR COMMENTS:**

- a. **Return with N, S, E, W elevations showing existing versus proposed.**
- b. **Flat roof on second story appears problematic. Study ways to integrate existing architectural style into addition.**
- c. **Re-study elevations. More articulation and development on each elevation is needed.**
- d. **Project is side-loaded and should be re-studied.**
- e. **Return with additional architectural details.**

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

[Lizette@eraarchitects.org](mailto:Lizette@eraarchitects.org)

**4. 20BAR-00000-00179 Towbes Gate Toro Canyon**

(Planner not yet assigned)

Request of Xorin Balbes, agent for Anne Smith Towbes to consider Case No. 20BAR-00000-00179 for Conceptual Review of a new entry gate with 7' tall gate posts with 2' light fixtures above the posts. Entry gate will be 6' tall. The following structures currently exist on the parcel: a 3,174 square foot residence. The project twill not require grading. The property is a 3.2 acre

parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-073 located at 660 Ladera Drive in the Toro Canyon area, First Supervisorial District.

**PUBLIC COMMENT:** None.

**SBAR COMMENTS:**

- a. **Return with details of gate design and landscape plan around gate.**
- b. **Return with lighting fixture details.**

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

Xorin Balbes [Xorin@templehome.com](mailto:Xorin@templehome.com)

5. **21BAR-00000-00005** **Story Residence** **Santa Barbara**

(Planner not yet assigned)

Request of Blackbird Architects Inc., architects for Zack and Linda Story to consider Case No. 21BAR-00000-00005 for Conceptual Review of a new 3,850 square foot residence and attached garage. The parcel is currently vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 2.23 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-062-002 located at 4404 Via Abrigada in the Santa Barbara area, Second Supervisorial District.

**PUBLIC COMMENT:** None.

**SBAR COMMENTS:**

- a. **Project is well designed, well presented, and appropriate for site.**
- b. **Return with landscape plan.**
- c. **Study parking area – guest parking may be difficult to access from entryway as designed.**
- d. **Pull paving away from fence at guest parking and incorporate plant screening along fence.**
- e. **Consider planting along roadside of gate entry and fence.**

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

Ray@bbird.com

6. **20BAR-00000-00176** **Pinsky Modification** **Hope Ranch**

20MOD-00000-00001 (Delaney Roney (805) 568-2033, Planner) Jurisdiction: Hillside  
Request of Eva Turenchalk, agent for the owner Milton Pinsky, to consider case No. 20BAR-00176 for **preliminary review of a Modification to allow solar panels within the front setback of the parcel (125 feet from the center of Marina Drive)**. The solar panels will be approximately 529 gross square feet in size and 75 feet from the center of Marina Drive. The following structures currently exist on the parcel: Residence with attached garage (5,933 square feet) and a pool. No grading is proposed and no trees are proposed for removal. The property is a 1.59-acre parcel zoned 1.5-EX-1 and shown as APN 063-220-120, located at 1601 Alisa Way in the Eastern Goleta Community Plan area (Hope Ranch), Second Supervisorial District. (Continued from 1/8/2021)

**SBAR COMMENTS:**



1. **Maureen Claffey**
2. **Anna Carrillo**

**SBAR COMMENTS:**

- a. **One member believes the height of building at processing plant is too tall and that the second story portion is only over small section and could be redesigned to allow lower plate heights. One member is also concerned that the project scale is not compatible with the surrounding environment.**
- b. **Increase tree sizes to a minimum 48-inch box.**
- c. **Add one additional oak tree along Highway 192 for screening.**
- d. **Study aesthetic elevation of gate along Foothill.**
- e. **Correct scale on elevations and floor plans to be consistent.**

*Project received review only and no action was taken. The applicant may return for preliminary review.*

Eady, Nathan [NEady@scsengineers.com](mailto:NEady@scsengineers.com) Sabrina Noah [sabrina.noah@crescolabs.com](mailto:sabrina.noah@crescolabs.com)

Meeting adjourned at 1:45 P.M.

# COUNTY OF SANTA BARBARA



---

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of January 8, 2021**

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 Chair Gilliland at 9:04 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 Pujo moved seconded by member Froscher, with a vote of 6-0 to approve the minutes of December 22, 2020.**

**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. CHAIR AND VICE CHAIR ELECTIONS: Member Gilliland moved seconded by Froscher by a vote of 6-0 to elect Chris Gilliland and Josh Blumer as chair and vice chair.**

**VII. CONSENT AGENDA:**

**1. 20BAR-00000-00153 Thompson Housing New Residential** **Goleta**  
**20PRE-00000-00003 (Sean Stewart (805) 568-2517, Planner)**  
Request of Thompson Housing LLC, agent for Patterson Avenue Holdings LLC to consider Case No. 20BAR-00000-00153 for Conceptual Review of a new multi-family residential project of 24 studio units, one community room and kitchen, two guest rooms, and one laundry room of approximately 12,704 square feet total. The project also includes a trash enclosure, outdoor seating area, and bike lockers. The parcel is currently vacant. The proposed project



will require approximately 1,695 cubic yards of cut, 486 cubic yards of fill and 1,209 cubic yards of export. The property is a .54 acre parcel zoned C-2 and shown as Assessor's Parcel Number 067-200-005 located at 80 North Patterson Avenue in the Goleta area, Second Supervisorial District. (Formally Continued from 12-18-20)

**PUBLIC COMMENT:**

1. **Christine Reynolds: in opposition due to traffic and privacy;**
2. **Ravid Raphael: comment letter.**

**SBAR COMMENTS:**

- a. **Well designed project and integrated appropriately into the site.**
- b. **Parking can be screened with landscaping.**
- c. **Consider increasing size of eaves/overhangs.**
- d. **Consider recessing windows.**
- e. **Consider raising height of windows in portion of building with increased roof height (corrugated metal portion of structure).**
- f. **Consider creating access to outdoors by adding sliding doors to small balconies.**
- g. **Consider ways to bring coastal, pastoral, and residential feel to the aesthetic.**
- h. **Consider adding buffer between building and parking/walkway to provide more privacy to lower windows.**
- i. **Bicycle safe circulation updates should be completed as part of the project.**

*Project received review only and no action was taken. This project was reviewed voluntarily and may not return to this Board for further review.*

2. 20BAR-00000-00154                      Athenae LLC Addition                      Summerland  
20CDP-00000-00090 (Veronica King (805)568-2513, Planner)  
Request of Philip Debolske, agent for Natalia Orfalea to consider Case No. 20BAR-00000-00154 for Conceptual Review of a 631 square foot addition to single family dwelling. The following structures exist on the parcel currently: a 3,455 square foot residence, 294 square foot guesthouse and 527 square foot garage. The proposed project will not require grading. The property is a 5.13 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-090-036 located at 330 Asegra Road in the Summerland area, First Supervisorial District.

**SBAR COMMENTS:**

- a. **Nice project.**
- b. **Trellis should be extended further out to provide additional relief.**

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

3. 20BAR-00000-00157                      2250 Ortega Ranch Road, LLC Pool                      Summerland  
20CDP-00000-00081 (Katie Nall (805) 884-8050, Planner)  
Request of Becker Studios, agent for 2250 Ortega Ranch LLC, to consider Case No. 20BAR-00000-00157 for Conceptual Review of a new 525 square foot pool and 187 square foot pergola. The following structures currently exist on the parcel: a residence, attached 3-car garage, and detached guest house. The proposed project will require approximately 10 cubic yards of cut and 10 cubic yards of fill. The property is a 4.73 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-002 located at 2250 Ortega Ranch Road in the Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT:**

1. **Pamela Gruen: opposed to project due to tree removal, soil stability, ecological impacts.**

**SBAR COMMENTS:**

- a. Provide photo documentation of proposed trees for removal.
- b. Clearly show internally consistent location of Ficus tree on site plans.
- c. Further clarify what is new versus existing on site plans.
- d. Study trellis to relate better to the single family dwelling.

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

4. 20BAR-00000-00170 Wanderment Toro Canyon

(Planner not yet Assigned)

Request of Brian Banks, agent for Wanderment Farms LLC to consider Case No. 20BAR-00000-00170 for Conceptual Review of a New 4,575 square foot residence, 840 square foot garage and 1,152 square foot barn. The parcel is currently vacant. The proposed project will require approximately 2,505 cubic yards of cut and approximately 2,080 cubic yards of fill. The property is a 56 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-170-035 located at 3580 Toro Canyon Park Road in the Toro Canyon area, First Supervisorial District.

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. Project is well designed and appropriate materials are proposed.
- b. Proposed structure is very large and site visit with story pole (major ridges, corners, and towers) will be required to determine whether size, bulk, and scale is appropriate.
- c. Study architectural element at widow's walk to ensure it is integrated appropriately with adjacent roofline. Return with roof plan.
- d. Consider extending roof at entry porch to create more of a weighted center at house and sense of entry.
- e. Study garage entry to ensure ability to utilize far garage stall.
- f. Study use of dove grey color, which could be more appropriate for a site that is closer to the ocean.
- g. Return with landscape plan that delineates existing and proposed structures and agricultural terraces.

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

5. 20BAR-00000-00175 CRMA LLC Carpinteria

(Planner not yet Assigned)

Request of A34 Studio, agent for RMA 2, LLC to consider Case No. 20BAR-00000-00175 for Conceptual Review of a new 7,900 square foot new residence and 1,065 square foot attached garage. The parcel is currently vacant. The proposed project will require approximately 2,200 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 40.0 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-170-079 located at 210 Lindberg Lane in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. Project is well sited and designed.
- b. Grading appears minimized appropriately.

- c. **Proposed structure is very large and site visit with story pole (show four corners) will be required to determine whether size, bulk, and scale is appropriate.**
- d. **Study roof plan. Consider varied roof elevation heights.**
- e. **Study front entry and ensure pathway and entrance is more obvious.**

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

6. 20BAR-00000-00176 Pinsky Modification Hope Ranch  
20MOD-00000-00001 (Delaney Roney (805) 568-2033, Planner) Jurisdiction: Hillside  
Request of Eva Turenchalk, agent for the owner Milton Pinsky, to consider case No. 20BAR-00176 for conceptual review of a Modification to allow solar panels within the front setback of the parcel (125 feet from the center of Marina Drive). The solar panels will be approximately 529 gross square feet in size and 75 feet from the center of Marina Drive. The following structures currently exist on the parcel: Residence with attached garage (5,933 square feet) and a pool. No grading is proposed and no trees are proposed for removal. The property is a 1.59-acre parcel zoned 1.5-EX-1 and shown as APN 063-220-012, located at 1601 Alisa Way in the Eastern Goleta Community Plan area (Hope Ranch), Second Supervisorial District.

**SBAR COMMENTS:**

1. **Board finds that the proposed modification is appropriate given the amount of screening and lack of visual access to the proposed solar panels.**

*Project received review only and no action was taken. Project may return for Preliminary and Final approval on consent following approval of the Modification by the Zoning Administrator.*

7. 20BAR-00000-00021 SLO Cultivation Carpinteria  
18CDH-00000-00031 (Gwen Beyeler (805) 934-6269, Planner)  
Request of SCS Engineers, agent for SLO Cultivation to consider Case No. 20BAR-00000-00021 for Further Conceptual to demolish three (3) existing greenhouses of 40,700 square feet each (total of 122,100 s.f. to be removed), modify an existing 264,500 s.f. greenhouse (maintain existing height of 17'7") to replace exterior plastic sheeting with dynaglass roof and walls, construct 58,396 s.f. greenhouse addition (maximum height of 17'17"), and construct a new, two-story 24,751 s.f. cannabis processing and administrative support building (maximum height will be 28'0"). Additional site improvements will be the development of seventy-one parking spaces (permeable surface), installation of 26,215 s.f. of ornamental landscaping, expansion of the Project Site's stormwater detention system, and ancillary fencing, lighting, and irrigation improvements. The proposed project will require 5,570 cubic yards of cut, 1,670 cubic yards of fill and 3,900 cubic yards of export. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District. (Continued from 3-6-20)

**PUBLIC COMMENT:**

1. **Maureen Claffey: opposed based on scale of proposed development**
2. **Bobbie Offen: appreciates rural look but opposed to proposed use**
3. **A.L. Bardach: requested story poles, concerned with traffic and landscape screening**
4. **Anna Carrillo: encouraged by new design of building**

**SBAR COMMENTS:**

- a. **The project has been significantly improved and the architectural design is appropriate.**
- b. **Look for opportunities to reduce height of structure. Architect team to provide justification for need of proposed building height.**

- c. **Site visit is required.**
- d. **Increase landscape screening as exterior presentation to street is vital to success of project. Scale and style of landscape should be appropriate to site and should be further developed following a site visit. Increase size of proposed box trees to minimum 48-inch. Incorporate planting in retention/detention basin.**
- e. **Study roof color and materiality to ensure the roof disappears from public viewing places. Green is not appropriate color for roof (mid-tone, subtle color is preferred). Bonderized material would help minimize visual impact.**

*Project received review only and no action was taken. The applicant may return for further conceptual review and site visit.*

Meeting adjourned at 1:45 P.M.

# COUNTY OF SANTA BARBARA



**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of August 14, 2020**

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 Chair Gilliland, at 9:03 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>Valerie Froscher</b>	
<b>John Vrtiak</b>	
<b>Laurie Romano</b>	<b>- Consent Reviewer (Landscape)</b>

<b>Joe 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:** Froscher moved, seconded by Romano and carried by a vote of 4 to 0 to 1 approve the minutes of July 24, 2020 (Pujo recused for this vote).

**IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

**V. STAFF UPDATE:** None

### **VI. CONSENT AGENDA:**

ITEMS C1-C2 REDACTED

### **III. STANDARD AGENDA:**

ITEMS 1-6 REDACTED

<b>7.</b>	<b>20BAR-00000-00021</b>	<b>SLO Cultivation</b>	<b>Carpinteria</b>
	18CDH-00000-00031 (Gwen Beyeler, Planner)		<b>Jurisdiction: Cannabis</b>

Request of SCS Engineers, agent for SLO Cultivation, to consider Case No. 20BAR-00000-00021 for **Further Conceptual Review of new landscaping, lighting, and expansion of existing storm water detention basins.** No new structures are proposed. The following structures exist on the parcel currently and would be used for cannabis cultivation: Greenhouse 1 (264,500 square feet), Greenhouse 2 (40,700 square feet), Greenhouse 3 (40,700 square feet), and Greenhouse 4 (40,700 square feet). 12 existing storage containers (320 square feet each) would be removed from the subject parcel. The proposed project will require 6,600 cubic yards of cut and 300 cubic yards of fill. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District. (Continued from 03-06-20)

**PUBLIC COMMENT:**

- a. Maureen Claffey: various concerns with access, permitting process, use, and site design.
- b. Anna Carrillo: various concerns with access, permitting process use, and site design.
- c. Annie Lesser: prefers site access to be from Via Real.

**SBAR COMMENTS:**

- a. **Show access from Via Real to this property to address complaints regarding traffic. A-1, Plot Plan – show connection of road to Foothill Road.**
- b. **Good use of natives.**
- c. **Impacts on house at Highway 192, need to address neighborhood compatibility for access to the site.**
- d. **Include existing photos of what is there now/existing site conditions.**
- e. **Clarify road widths.**
- f. **Show buildings adjacent to entry/driveway for property.**
- g. **Clarify parking area and whether it is being expanded or changing. Show existing fencing. Show neighborhood structures on parcels. Show where tractor trailers turn around on-site.**
- h. **SBAR is struggling with its purview with relationship to this application and specific elements of design under their purview aren't readily apparent. SBAR is struggling with how this project relates in terms of neighborhood compatibility.**
- i. **Provide more information on site plans showing existing and proposed vehicular access, parking, vegetation, topography and easements, etc. including on neighboring parcel.**
- j. **Elements can be screened and mitigated with landscaping. Scale and style of landscape should be appropriate to site. Landscape plan as presented is not complete and should include all existing and proposed hardscape and landscape improvements including on neighboring parcel if proposed. Provide more detail and labeling on plan.**
- k. **Board and speakers during public comment period are concerned with neighborhood compatibility. Study and return with additional information supporting operation and how it relates to proposed site design.**
- l. **Show all existing and proposed hardscape.**
- m. **Return with proposed lighting and grading plans.**
- n. **Explain whether access could occur from Via Real.**

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

ITEM 8 REDACTED

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Blumer moved, seconded by Vrtiak, and carried by a vote of 4 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, August 28, 2020 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES  
Meeting of August 14, 2020  
Page 3

Meeting adjourned at 2:21 P.M.

G:\GROUP\PC\_STAFF\WP\BAR\SBAR\AGENDAS\AGENDAS.2020\08-14-20.DOC

# COUNTY OF SANTA BARBARA



---

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of March 6, 2020**

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 Chair Gilliland, at 9:03 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

<b>Chris Gilliland</b>	<b>Chair</b>
<b>Josh Blumer</b>	<b>Vice Chair - Consent Reviewer</b>
<b>Laurie Romano</b>	<b>Consent Reviewer (Landscape)</b>
<b>Alex Pujo</b>	
<b>John Vrtiak</b>	
<b>Valerie Froscher</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: Ed Kalasky**

**II. AGENDA STATUS REPORT:**

**III. MINUTES: Puno moved, seconded by Vrtiak and carried by a vote of 6 to 0 to approve the minutes of February 28, 2020.**

**IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

**V. STAFF UPDATE: None**

**VI. CONSENT AGENDA:**

Item C1 redacted

**VII. STANDARD AGENDA:**

Item 1 redacted

---

<b>2.</b>	<b><u>20BAR-00000-00021</u></b>	<b><u>SLO Cultivation</u></b>	<b><u>Carpinteria</u></b>
	18CDH-00000-00031 (Steve Rodriguez, Planner)		<b>Jurisdiction: Cannabis</b>



Request of SCS Engineers, agent for SLO Cultivation to consider Case No. 20BAR-00000-00021 for Conceptual Review of a new packing house, associated parking area, and expansion of existing storm water detention basins of approximately 20,000 square feet. The following structures exist on the parcel currently: Greenhouse 1 (264,500 square feet), Greenhouse 2 (40,700 square feet), Greenhouse 3 (40,700 square feet) and twelve storage containers (320 square feet each). The proposed project will require 6,600 cubic yards of cut and 300 cubic yards of fill. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENT: Paul Foley, Maureen Claffey, and multiple comment letters.**

**SBAR COMMENTS:**

- a. **Site visit with story poles is required (four corners and ridgeline).**
- b. **Provide more information on site plans showing existing and proposed vehicular access, parking, vegetation, topography and easements, etc.**
- c. **Scale and style of landscape should be appropriate to site. Landscape plan as presented is not complete and should include all existing and proposed hardscape and landscape. Five-foot wide planter is not sufficient for screening of site. Mesa Oaks are not an appropriate tree for site. Return with plan that includes variously sized trees and include large boxed trees (at a minimum 48 and 60-inch boxed trees). Study different species of trees and plants to be included in plan. Incorporate planting in retention/detention basin. Provide more detail and labeling on plan.**
- d. **Board and speakers during public comment period are concerned with neighborhood compatibility. As presented, design does not respond to operational needs of site and project. Study and return with additional information supporting operation. Provide context study of adjacent architectural styles, including residential area north of Highway 192 and nearby agricultural development. Demonstrate architectural compatibility with the surrounding neighborhood.**
- e. **Glass opening on structure presents potential for lantern effect. Provide architectural solution to screening or consider a different design.**
- f. **Study exterior elevation to reduce scale with materials; suggestions were wainscot, variation of materials, or other architectural detailing that break up the scale of the building, etc.**
- g. **Provide photo simulations of site from Highway 192 to include proposed warehouse and landscape.**
- h. **Show locations of mechanical equipment on site plans and provide screening as necessary.**
- i. **Show Environmentally Sensitive Habitat (and buffer) and centerline of creek on plans.**
- j. **Applicant to present grading plan and substantiate need for volume for exported soils.**
- k. **Provide info/design for exterior site lighting.**
- l. **Provide updated aerial photos.**
- m. **Provide full-sized color plans.**
- n. **Board requests planner to provide memo to incorporate the following topics: Fire Department review, Public Works transportation review, grading plan, ESH and buffer, clarify full scope of application (including additional scope on adjacent parcels).**
- o. **Provide architectural site sections (E-W and N-S) through retention/detention basin and creek. Show proposed landscape on the sections.**

*Project received review only and no action was taken. The applicant may return for further conceptual.*

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE AGENDA

Meeting of March 6, 2020

Page 3

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Pujol moved, seconded by Blumer, and carried by a vote of 4 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, March 6, 2020 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 11:18 A.M.

# COUNTY OF SANTA BARBARA



---

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
UNAPPROVED MINUTES  
Meeting of November 5, 2021**

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 acting Chair Pujo at 9:06 A.M.

**COMMITTEE MEMBERS PRESENT:**

Alex Pujo  
John Vrtiak  
**Chris Gilliland**                      **Chair**  
Valerie Froscher  
Josh Blumer                      Vice Chair  
Kalie Grubb

Alex Tuttle                      SBAR Supervising Planner  
Lia Graham                      SBAR Secretary

**COMMITTEE MEMBERS ABSENT:**

Robert Richards

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT:**

**III. MINUTES:** Member Froscher moved, seconded by member Vrtiak to approve the October 15, 2021 minutes by a vote of 6-0.

**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. REPORT ON CIRCUMSTANCES OF THE COVID-19 STATE OF EMERGENCY:**

*SBAR members voted to stay remote until Covid conditions improve by a vote of 6-0.*

**VII. CONSENT AGENDA:**

- C-1. 21BAR-00000-00166    The Pharmacy IV Cannabis Retail Storefront    Goleta Community Plan  
(Rey Harmon, Planner, nmontano@co.santa-barbara.ca.us)  
Request of Graham Farrar to consider Case No. 21BAR-00000-00166 for Final Approval on Consent of a Cannabis Storefront Retail business located at 6555 Pardall Road in Isla Vista, CA. This request includes proposed signage for the dispensary. The project will occupy an existing 940 sq ft building and proposes to construct an 85 sq ft vestibule addition for security check-in. The total building square footage would be 1,025 sq ft. The project includes interior and exterior building improvements. Approximately 1,075 sq ft of landscaping is proposed and no grading over 50cy is proposed. The project includes a total of 4 off-site parking spaces. The property is .10 acres and is known as APN 075-114-002, addressed as 6555 Pardall Road in Isla Vista, in the Coastal Zone and within the Goleta Community Plan. (Continued from 09-24-21 & 10-15-21)

*Grubb moved, seconded by Pujo and carried by a vote of 6-0 (Gilliland absent) to grant Final Approval as submitted.*

- C-2. 20BAR-00000-00016    Neff New Dwelling, Garage and Pool    Toro Canyon  
20CDH-00000-00007 (Shelby Cramton, [CramtonS@countyofsb.org](mailto:CramtonS@countyofsb.org))    Jurisdiction: Rural  
20VAR-00000-00002  
Request of Jennifer Siemens, agent for Shawn Neff to consider Case No. 20BAR-00000-00016 for Final Approval on Consent of a new 4,384 net square foot multi-level house, including a 513 square foot attached garage, 8'15' spa and 700 square feet of decks. The following structures exist on the parcel currently and will be demolished: 503 square foot house, 189 square foot shed and studio, and 566 square foot guest house. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 0.31 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-410-017 located at 3525 Padaro Lane in the Carpinteria area, First Supervisorial District (Continued from 2-28-20, 10-02-20 & 10-15-21).

*Grubb moved, seconded by Pujo and carried by a vote of 6-0 (Gilliland absent) to grant Final Approval as submitted.*

## VIII. STANDARD AGENDA:

<p><b>The Representatives of the following items should be prepared to present their projects via Zoom by 9:15 A.M.</b></p>
---

1. 21BAR-00000-00173    St. John Addition    Mission Canyon  
21LUP-00000-00407 (Alistair Fortson, Planner, Fortsona@countyofsb.org)  
Request of Roderick Britton, agent for James St. John, to consider Case No. 21BAR-00000-00173 for Conceptual Review of a 203 square foot addition to the front (South elevation) of an existing Single Family Dwelling. No trees are proposed for removal and no grading is proposed. The project will be served by the County of Santa Barbara Water District, the sanitary by CSA 12 Mission Canyon Sanitation, and the Santa Barbara County Fire Protection District. Access will continue to be provided from La Combadura Rd. The property is a .11 Acre (~4790 feet) parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-212-030, located at 2948 La Combadura Rd. in the Mission Canyon Community Plan, First Supervisorial District. (Continued from 10-1-21 not heard)

### SBAR COMMENTS:

- a. **Project is acceptable. Nice improvement to existing front elevation.**
- b. **Return with existing and proposed elevations.**
- c. **Provide lighting fixture details, to be fully hooded and dark sky compliant.**

*No action taken. The project can return for Preliminary and Final Approval on Consent.*

2. 21BAR-00000-00152                      Roots Cannabis Retail Storefront                      Santa Claus / Carpinteria

(Rey Harmon, Planner, nmontano@co.santa-barbara.ca.us)

Request of Edward DeVicente, agent for Maire Radis to consider Case No. 21BAR-00000-00152 for Further Conceptual Review of a Cannabis Storefront Retail (Dispensary) called The Roots within an existing, currently vacant retail space of 4,253 square feet. The project proposes minor changes to the exterior of the building including the relocation of doors and windows. Site improvements will include accessibility upgrades, a new trash enclosure, reconfigured parking, and new landscaping. 1 palm tree located on the northeast corner of the property is proposed to be removed to increase the drive aisle in this location. No grading over 50 cu yd is proposed. The following structures exist on the parcel currently: 4,750 square foot main floor building and 581 square foot upper floor. The property is a 16,692 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-450-012 located at 3823 Santa Claus Lane in the Carpinteria area, within the Toro Community Plan, First Supervisorial District. (Continued from 9-10-21)

**PUBLIC COMMENT:**

- a. Anna Carrillo
- b. Nancy Rikalo
- c. Steve Kent
- d. Letters

**SBAR COMMENTS:**

- a. Many of the issues raised by the public comments relate to the proposed use rather than architectural design.
- b. Site design and single lane ingress/egress is problematic and not a good solution for the level of use proposed. Study opportunities at the street to better accommodate single lane ingress/egress.
- c. Lighting fixture is acceptable, but need detailed photometric study to verify appropriateness of the extent of lighting.
- d. Courtyard landscaping is inadequate. Look to increase quantity and variety of landscaping where possible to make the front area more inviting.
- e. Need information on the location and types of cameras on the buildings.
- f. Remove references to any signage or coverings on the inside of the windows.
- g. Provide more description of development on adjacent property.

*No action taken. The project can return for further Conceptual review.*

3. 21BAR-00000-00105                      Von Winkleman Additions                      Santa Barbara  
(Katie Nall, Planner)

Request of Jason Grant, agent for Herb and Julie Von Winkelman to consider Case No. 21BAR-00000-00105 for Preliminary and Final Approval of a 509 square foot single story addition to a residence and a 624 square foot garage. The following structures exist on the parcel currently: an existing 2,264 square foot single story residence with an attached 629 square foot. The proposed project will not require grading. The property is a 1.9 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-430-019 located at 1022 Via Los Padres in the Santa Barbara area, First Supervisorial District. (Continued from 06-18-21)

**PUBLIC COMMENT:** None.

**SBAR COMMENTS:**

- a. Two-piece Mission tile for any new roofing is appropriate.
- b. Landscaping at motorcourt should be enhanced with additional trees.
- c. One member supports making tower taller.
- d. Restudy elevation where the lanai is being enclosed.
- e. Return with complete landscape plan.

*Grubb moved, seconded by Pujo and carried by a vote of 6-0 to grant Preliminary Approval with the project to return for Final Approval before the full Board.*

4. 20BAR-00000-00182 MRE Lot 8 LLC Summerland  
(Travis Lee, Planner)

Request of DMHA, architect for MRE Lot 8 LLC to consider Case No. 20BAR-00000-00182 for Further Conceptual Review and Preliminary Approval of a new 6,881 square foot new residence, 932 square foot attached garage and 55 square foot detached poll cabana. The parcel is currently vacant. The proposed project will require approximately 680 cubic yards of cut and 680 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210 -068 located at 210 Montecito Ranch Lane in the Summerland area, First Supervisorial District. (Continued from 01-22-21)

**PUBLIC COMMENT:** None.

**SBAR COMMENTS:**

- a. Landscaping is acceptable.
- b. Roof projection is acceptable.
- c. One member believes stone veneer on entry seems out of place.
- d. Consider stronger wood elements on kitchen octagon.
- e. Consider darker tone for site walls.
- f. Restudy east elevation and roof forms at the master bedroom.

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

5. 21BAR-00000-00146 Fuel Depot and Point Signs Summerland  
21SCC-00000-00006 (Dara Elkurdi, Planner)

Request of Dan Morris, Freedoms Signs, agent for John Price to consider Case No. 21BAR-00000-00146 for Conceptual Review and Preliminary and Final Approval of approximately 24.9 square feet of signage. The following structures exist on the parcel currently: a 2,000 square foot gas station. The proposed project will not require grading. The property is a .28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005 located at 2285 Lillie Avenue in the Summerland area, First Supervisorial District. (Continued from 09-10-21)

**PUBLIC COMMENT:**

- a. Pamela Scott
- b. Sharon Cusman
- c. Letters

**SBAR COMMENTS:**

- a. **One member believes there should only be one light fixture per sign.**
- b. **Light wattage to be 100W maximum equivalent per fixture with the fixtures to be fully shielded. Light fixtures to comply with dark sky regulations of the zoning ordinance.**

*Pujo moved, seconded by Grubb and carried by a vote of 6-0 to grant Preliminary and Final Approval with the lighting to comply with the notes above.*

6. 21BAR-00000-00147 Towbes Additions Toro Canyon  
(Dara Elkurdi, Planner)

Request of Xorin Balbes, agent for Anne Smith Towbes 2009 Trust to consider Case No. 21BAR-00000-00147 for Preliminary and Final Approval of an interior remodel, 996 square foot addition, 600 square foot garage conversion, new 400 square foot new garage and new 46x16 pool. The following structures exist on the parcel currently: 3,174 square foot residence and 600 square foot garage. The proposed project will not require grading. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-120-073 located at 660 Ladera Lane in the Toro Canyon area, First Supervisorial District. (Continued from 09-10-21)

Xorin Balbes [Xorin@templehome.com](mailto:Xorin@templehome.com)

**PUBLIC COMMENT:**

- a. **Letter**

**SBAR COMMENTS:**

- a. **Well executed project.**
- b. **Plant palette is acceptable. Will need WELO documentation for Final Approval.**
- c. **One member believes light fixtures on pilasters are undersized.**
- d. **Ensure neighbor concerns are resolved and add notations on plans.**
- e. **Lighting to include note requiring dark sky compliance.**

*Pujo moved, seconded by Froscher and carried by a vote of 6-0 to grant Preliminary Approval with the project to return for Final Approval on Consent.*

7. 20BAR-00000-00175 CRMA LLC Carpinteria  
20CDP-00000-00109 (Shelby Cramton, Planner)

Request of A34 Studio, agent for RMA 2, LLC to consider Case No. 20BAR-00000-00175 for Preliminary and Final Approval of a new 6,704 gross square foot new residence and 792 gross square foot attached garage. The parcel is currently vacant. The proposed project will require approximately 2,100 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 40.0 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 155-170-079 located at 210 Lindberg Lane in the Carpinteria area, First Supervisorial District. (Continued from 01-08-21 & 05-21-21)

**SBAR COMMENTS:**

- a. **Well executed project.**
- b. **Add three 24-inch box oaks and three of the transplanted oaks downslope to help soften the architecture from below.**

*Pujo moved, seconded by Grubb and carried by a vote of 6-0 to grant Preliminary and Final Approval with the requirement for the additional oak tree planted as noted above.*

8. 21BAR-00000-00080 Montecito Water District – Small Cell Wireless Facility  
(Willow Brown, Planner)  
Request of the Montecito Water District to consider Case No. 21BAR-00000-00080 for Preliminary and Final Approval of four radio collector devices for their Smart Meter Program. The facilities would include a radio collector unit, solar module, omnidirectional antenna, and battery enclosure, and would not go above 50 feet in height. The proposed project will not require grading. The devices will be located at 2970 Hidden Valley Lane, the County right-of-way adjacent to APN 005-351-011 on Toro Canyon Road, 484 Ortega Ridge Road, and the County right-of-way adjacent to APN 005-192-001 on Lillie Ave. The sites are located in the Toro Canyon area and Summerland area, First Supervisorial District. (Continued from 08-27-21)

**Public Comments: None**

**SBAR Comments:**

- a. **Board is still concerned with visual impact of solar panel for Summerland location on Lillie Avenue.**

**Vrtiak moved, seconded by Froscher and carried by a vote of 5-0-1 (Blumer abstained) to grant Preliminary and Final Approval of three of the four locations, with the Summerland location on Lillie Avenue denied.**

9. 12BAR-00000-00046 Black Opal Ranch  
Demolitions and Rebuilds; New Residence, Barn,  
Employee Dwellings Addition and Remodel Carpinteria  
10DVP-00000-00014, 10CUP-00000-00034 (Shelby Cramton, Planner) Jurisdiction: Dev. Plan  
12CDP-00000-00024

Request of Mark Lloyd, L & P Consultants, agent and Shubin and Donaldson Architects Inc, Robin Donaldson architect for the owner, Black Opal Ranch, to consider Case No. 12BAR-00000-00046 for further conceptual review of a demolition of an existing one story employee dwelling of approximately 959 square feet and rebuild of a new one story farm employee dwelling of approximately 1,511 square feet, conversion of an existing principal residence of approximately 2,163 square feet to a farm employee dwelling, demolition of an existing one story farm dwelling, demolition of an existing barn of approximately 1,923 square feet and rebuild of a horse stable and paddocks of approximately 4,320 square feet, demolition of a one story employee dwelling of approximately 1,135 square feet, construction of a new residence of approximately 8,017 square feet, a basement of approximately 4,380 square feet, mechanical rooms of approximately 1,602 square feet, a garage/workshop of approximately 3,594 square feet, covered patios of approximately 2,453 square feet, a new hay shed of approximately 340 square feet, improved access and circulation due to asphalt paving of approximately 8,500 square feet, pervious access paving to primary residence of approximately 15,000 square feet, removal of approximately 11,400 square feet of impervious asphalt, construction of a horse riding arena, and fencing. The following structures will be retained on the parcel: a two story agricultural barn of approximately 4,070 square feet, an employee dwelling and ranch office known as the Bunk House of approximately 1,147 square feet, and a two story guest house and ranch office/storage structure known as the Lemon Packing House of approximately 4,024 square feet. The proposed project will require approximately 9,590 cubic yards of cut and approximately 5,000 cubic yards of fill. The property is a 21.07 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-170-059, located at 1801-1835 Santa Monica Road in the Carpinteria area, First Supervisorial District. (Continued from 4/18/14 and 6/6/14)

**SBAR COMMENTS:**

- a. **Well executed project; new development is carefully differentiated from historic structures.**  
b. **Landscape plan needs further development.**



**c. One member concerned with the size of the residence.**

**Project received further conceptual review only, no action was taken. Applicant may return for Preliminary and Final approval after the decision maker hearing.**

10. 20BAR-00000-00021 SLO Cultivation/Cresco California Carpinteria  
18CDH-00000-00031 (Gwen Beyeler, gvonklan@countyofsb.org, Planner)  
Request of SCS Engineers, agent for SLO Cultivation to consider Case No. 20BAR-00000-00021 for Further Conceptual Review to demolish three (3) existing greenhouses of 40,700 square feet each (total of 122,100 s.f. to be removed), modify an existing 264,500 s.f. greenhouse (maintain existing height of 17'7") to replace exterior plastic sheeting with dynaglass roof and walls, construct a 61,840 s.f. greenhouse addition (maximum height of 17'7"), and construct a new, two-story 24,751 s.f. cannabis processing and administrative support building (maximum height will be 28'0"). Additional site improvements will be the development of seventy-one parking spaces (permeable surface), installation of 26,215 s.f. of ornamental landscaping, expansion of the Project Site's stormwater detention system, and ancillary fencing, lighting, and irrigation improvements. The proposed project will require 6,030 cubic yards of cut, 3,950 cubic yards of fill and 2,080 cubic yards of export. The property is a 13.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-310-024 located at 3889 Foothill Road in the Carpinteria area, First Supervisorial District. (Continued from 3-6-20, 8-14-20, 9-4-20, 1-08-21, & 2-5-21)

**PUBLIC COMMENT:**

1. James Claffey
2. Maureen Claffey
3. Robert Tefft (letter)

**SBAR COMMENTS:**

- a. Changes to the landscaping to add native buffer appears to be an improvement over prior proposal.
- b. Changes to the greenhouses from prior proposal are minimal and consistent.
- c. Need confirmation that landscaping along Foothill Road was installed per plan.
- d. Need confirmation that existing bamboo screening can be retained with newly proposed retention basins.

***Project received review only and no action was taken. The applicant may return for Preliminary and Final Approval after decision maker hearing.***

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Grubb moved, seconded by Pujo, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, November 5, 2021 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101 via Zoom.*

Meeting adjourned at 2:05 PM.