

Attachment 11: SBAR Minutes

COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 16, 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 9:02 A.M..

COMMITTEE MEMBERS PRESENT:

Chris Gilliland	Chair
Josh Blumer	Vice Chair - Consent Reviewer
Alex Pujo	
John Vrtiak	
Valerie Froscher	
Kalie Grubb	

Alex Tuttle	SBAR Supervising Planner
Lia Graham	SBAR Secretary

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, to approve the minutes of October 2, 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. CONSENT AGENDA:

VII.

VIII. STANDARD AGENDA:

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

1. **20BAR-00000-00119** **Raw Land Development New** **Goleta**

20LUP-00000-00232 (Delaney Roney, Planner 805-568-2033) Jurisdiction: Ridgeline Rural
Request of Mark Lloyd, agent for the owner, to consider case No. 20BAR-00000-00119 for conceptual review of a new 3,792 sf, basement of 4,023 sf, and an attached garage of 530 sf. The existing single family dwelling and attached carport would be demolished. The project requires 2,250 cubic yards of cut and 1,000 cubic yards of fill for the single family dwelling, and 6,300 fill and 2,100 cut for expansion of the existing driveway. The total cut and fill for the project will be 8,550 cut and 3,100 fill. The property includes two parcels shown as Assessor's Parcel Numbers 153-170-018 and 077-030-018, it is known as 990 La Patera Lane in the Goleta area, Second Supervisorial District.

Delany Roney – droney@countyofsb.org
Mark Lloyd -

Public Comment:

- a. Eirik Holm
- b. Elizabeth Simons

SBAR Comments:

- a. Well-designed project.
- b. Need landscape plan for plantings around the house.
- c. Provide more details on retaining walls, including sections.
- d. Consider pulling in deck area away from edge of slope to help reduce retaining wall heights.
- e. Consider pushing house to the northeast.
- f. Provide more complete site sections.
- g. Provide material details.
- h. Photosimulations will help depict how project fits on the knoll site.

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

2. **20BAR-00000-000120** **Danchuck Additions** **Hope Ranch**

(Planner not yet Assigned) Urban
Request of Brian Banks, agent for the owner The Danchuk Trust to consider Case No. 20BAR-00000-00120 for Conceptual Review of a 556 square foot first floor addition and a 273 square foot addition to the second story of 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.

Brian Banks - brian@siemensplanning.com

Public Comment:

- a. Elizabeth English

SBAR Comments:

- a. Provide landscape screening to address privacy concerns with second story.
- b. Nice project.
- c. One member believes second story addition feels out of place.
- d. Consider reducing plate height of second story.

Project received review only, no action was taken. The applicant may return for Preliminary and Final Approval.

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 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.

This item was formally continued from the 10-02 SBAR meeting. The agent for this item has requested that this item be continued indefinitely. This item will not be heard during the 10-16 meeting and will be renoticed when it is prepared to return for review.

4. 19BAR-00000-00123 VWV, LLC Creekside Mixed Light Cannabis Cultivation Carpinteria
19DVP-00000-00020 (Gwen Beyeler) Cannabis
Request of Jay Higgins, agent for the owner VWV LLC, to consider Case No. 19BAR-00000-00123 for Further Conceptual Review and review of story poles of a nursery and mature plant cultivation in 177,760 sq. ft. of greenhouse and 16,974 s. ft. of ag accessory structures. Greenhouses would be raised from 15 ft. to 22 ft. in height for improved circulation. The project includes demolition of 38,531 sq. ft. of greenhouse area. There would be 54,053 sq. ft. of native landscaping and restoration and 8 water tanks. The project is served by an existing water well. Grading would consist of work required to install a new septic system. No tree or vegetation removal would take place. The property is a 8.96 acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 005-280-025, located at 3508 Via Real in the First Supervisorial District. (Continued form 10-02-20)

ebehr@abdesignstudioinc.com and whitney@ever-bloom.com

Gwen Beyeler – gvonklan@co.santa-barbara.ca.us

Public Comment:

- a. Anna Carrillo

SBAR Comments:

- a. After viewing story poles, Board is mixed (3-2 in support) on whether the additional height is appropriate.
- b. Look to add screening trees along south side to reduce visual impact of the added height of the western greenhouse. Minimum 22 feet in height.
- c. Incorporate taller species trees closer to Via Real.
- d. Minimum 48-inch box standard trunk for Coast Live Oaks and Monterey Cypress.

Project received review only, no action was taken. The applicant may return for Preliminary and Final Approval after action by the Planning Commission.

5. **20BAR-00000-00121** **CVW Organic Farms – Cannabis Cultivation** **Carpinteria**
19DVP-00000-00001(Petra Leyva) Cannabis
Request of Shelter Architecture, for CVW Organic Farms to consider Case No. 20BAR-00000-00121 for Further Conceptual Review of as-built greenhouses of approximately 5,400 square feet, 11,000 square feet, 31,000 square feet and 56,300 square feet plus two 320 square foot containers and six above ground water storage tanks. The following structures exist on the parcel currently: 36,250 square foot packing house, 4,000 square foot AG storage building 26,220 square feet of permitted greenhouses. The proposed project will not require grading. The property is a 3.17, 5.19, and 8.06 acre parcel, zoned AG-1.5 and shown as Assessor's Parcel Number 004-013-002, 004-013-003, and 004-013-024 located at 1480, 1400, and 1296 Cravens Lane in Carpinteria, First Supervisorial District. (Continued from 10-02-20)

Jay Higgins - jay@higginsland.com

Steve Rodriguez - rodriguezaiqp@aol.com

Petra Leyva - Petra@co.santa-barbara.ca.us

Public Comment:

- a. **Judy Dean**
- b. **Anna Carrillo**
- c. **City of Carpinteria - letter**
- d. **Jackie Peterson – letter**
- e. **Hillary Lapidus - letter**

SBAR Comments:

- a. Project appears well screened and lighting fixtures seem appropriate. Consider warmer/softer lights.
- b. Add more landscaping in front of wood fence with different taller species and consider jogging the fence to off-set planes of fencing along street to break linearity.
- c. The Board supports removal of the barbed wire.

Project received review only, no action was taken. The applicant may return for Preliminary and Final Approval after action by the Planning Commission.

6. **20BAR-00000-00014** **Damron Additions** **Carpinteria**
20CDP-00000-00007 (Alejandro Jimenez, Planner) **Jurisdiction: Urban**
Request of Penn Hsu, architect for Jeff Damron to consider Case No. 20BAR-00000-00014 for **Further Conceptual Review and Preliminary Approval for a 771 square foot addition to the existing 2,131 square foot single family dwelling and 135 square foot porch.** The property is a .98 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-300-005 located at **1715 La Mirada Drive** in the Carpinteria area, First Supervisorial District. (Continued from 02-28-20)

Alex Jimenez – ajimenez@co.santa-barbara.ca.us

Penn Hsu – spharchitects@gmail.com

SBAR Comments:

- a. Appreciates responses to prior comments.
- b. Consider railing design that relates more to other details of the project.

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

7. 20BAR-00000-00075 Santa Barbara Preserve Lot 12 Santa Barbara
(Nicole Lieu (805) 884-8068 Jurisdiction: Santa Barbara
Request of Steve Fort (SEPPS) agent for the owners Santa Barbara Preserves, LLC to consider Case No. 20BAR-00000-00075 for Further Conceptual Review of a new 5,077 square foot single family dwelling, this review includes story poles reflecting the proposed work. The property is currently vacant, grading for this project is approximately 4,970 cubic yards of cut and approximately 2,170 cubic yards of fill. The property is 3.14-acre parcel zoned PRD-20 and shown as Assessor's Parcel Number 059-020-050 located at 4265 Via Terrazzo in the Santa Barbara area, Second Supervisorial District. (Continued from 07-10-20)

Steve Fort – stevef@sepps.com
Holly Garcin – Holly@sepps.com
Nicole Lieu – nlieu@countyofsb.org

Public Comment:

- a. **Julia Laraway**
- b. **Scott Orlosky**
- c. **Nancy Smith**
- d. **Dani Lynch**
- e. **Ken Owen**
- f. **Kimberly Morales**
- g. **Samantha Eddy**

SBAR Comments:

- a. Landscape palette should be more native; eliminate blue agave and other bright non-native species.
- b. Home should be screened as much as possible from distant views.
- c. Color needs to be darker or earth-tone to blend into natural setting.
- d. Increase overhangs to provide shade and address lantern effect. Consider recessed openings.
- e. Show stormwater control elements on plans.
- f. Need to show landscape lighting on plans.
- g. Gutters and downspouts should be copper or painted to match window trim.

Project received review only, no action was taken. The applicant may return for Preliminary and Final Approval.

8. 20BAR-00000-00076 Santa Barbara Preserve Lot 13 Santa Barbara
(Nicole Lieu (805) 884-8068 Jurisdiction: Santa Barbara
Request of Steve Fort (SEPPS) agent for the owners Santa Barbara Preserves, LLC to consider Case No. 20BAR-00000-00076 for Further Conceptual Review of a new 4,969 square foot single family dwelling, and 577 square foot pool cabana, this review includes story poles reflecting the proposed work. The property is currently vacant, grading for this project is approximately 1,480 cubic yards of cut and approximately 4,260 cubic yards of fill. The property is 3-acre parcel zoned PRD-20 and shown as Assessor's Parcel Number 059-020-051 located at 4250 Via Terrazzo in the Santa Barbara area, Second Supervisorial District. (Continued from 07-10-20)

Steve Fort – stevef@sepps.com
Holly Garcin – Holly@sepps.com
Nicole Lieu – nlieu@countyofsb.org

Public Comment:

a. Ken Owen

SBAR Comments:

- a. Landscape palette should be more native, and locally sourced wherever possible; eliminate blue agave and other bright non-native species.
- b. House wall coloring has improved in terms of blending into the natural setting.
- c. Home should be screened as much as possible from distant views.
- d. Improve coordination of details. Materials shall be high quality, two-piece mission tile roof, not a mix.
- e. Roof tile to be Mission and not “s-tile”. Provide additional sun control elements on south and west sides.
- f. One SBAR member stated that gutters should be painted out to match window system (dark color); one SBAR member stated that gutters and downspouts should be copper.
- g. Board suggests developer include in CC&Rs the use of native plants
- h. Appreciate the efforts to reduce hammerhead turnaround
- i. Show stormwater control elements on plans.
- j. Need to show landscape lighting on plans.

Project received review only, no action was taken. The applicant may return for Preliminary and Final Approval.

9. 20BAR-00000-00077 Santa Barbara Preserve Lot 14 Santa Barbara
(Nicole Lieu (805) 884-8068 Jurisdiction: Santa Barbara
Request of Steve Fort (SEPPS) agent for the owners Santa Barbara Preserves, LLC to consider Case No. 20BAR-00000-00077 for Further Conceptual Review of a new 5,343 square foot single family dwelling, this review includes story poles reflecting the proposed work. The property is currently vacant, grading for this project is approximately 2,790 cubic yards of cut and approximately 5,910 cubic yards of fill. The property is 3.35-acre parcel zoned PRD-20 and shown as Assessor’s Parcel Number 059-020-052 located at 4270 Via Terrazzo in the Santa Barbara area, Second Supervisorial District. (Continued from 07-10-20)

Steve Fort – stevef@sepps.com
Holly Garcin – Holly@sepps.com
Nicole Lieu – nlieu@countyofsb.org

Public Comment: None

SBAR Comments:

- a. Stucco color (Muslin) needs to be darker or earth-tone to blend into natural setting.
- b. Addresses the sun better; however, question from one member as to why no awning exists on south elevation.
- c. Landscape palette should be more native; eliminate blue agave and other bright non-native species.
- d. Provide additional evergreen or large shrub along western side of the house to help screen screen garages. Home should be screened as much as possible from distant views.
- e. One SBAR member stated that the trellis elements were a good measure to mitigate concern about lighter color palette; shading elements darken the southern elevation.

- f. One SBAR member stated that more shade elements should be provided. Increase overhangs to provide shade and address lantern effect.
- g. Show stormwater control elements on plans.
- h. Need to show landscape lighting on plans.

Project received review only, no action was taken. The applicant may return for Preliminary and Final Approval.

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, November 6, 2020 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:20 P.M.

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