



# COUNTY OF SANTA BARBARA

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 15, 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, Alex Pujo, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

## COMMITTEE MEMBERS PRESENT:

<b>Alex Pujo</b>	<b>Chair</b>
<b>Douglas Keep</b>	<b>Consent Reviewer (Architecture)</b>
<b>John Vrtiak</b>	
<b>Valerie Froscher</b>	
<b>Laurie Romano</b>	
<b>Josh Blumer</b>	
<b>Joseph Dargel</b>	<b>SBAR Supervising Planner</b>
<b>Lia Graham</b>	<b>SBAR Secretary</b>

## COMMITTEE MEMBERS ABSENT:

**Chris Gilliland**                      **Vice Chair - Consent Reviewer (Landscape)**

## NUMBER OF INTERESTED PERSONS:

## ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT: Ed Kalasky**
- II. AGENDA STATUS REPORT: Romano moved, seconded by Froscher carried by a vote of 6 to 0 to continue item number 19BAR-00000-00193 at the request of the applicant.**
- III. MINUTES: Romano moved, seconded by Froscher carried by a vote of 6 to 0 to approve the minutes of November 1, 2019 as amended.**
- IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. STAFF UPDATE:**
- VI. CONSENT AGENDA:**

<b>C-1. 19BAR-00000-00067</b>	<b>Gilligan Residential Addition</b>	<b>Carpinteria</b>
19CDH-00000-00016 (Travis Lee, Planner)		<b>Jurisdiction: Urban</b>
Request of Richard Cuen, agent for the owner, Philip Gilligan, to consider Case No. 19BAR-00000-00067 for <b>Preliminary/Final approval on Consent</b> to allow demolition and reconstruction of an as-built 340 square foot sunroom and conversion of a 380 square foot breezeway to habitable space. A 5,039 square foot single family dwelling with an attached garage, a 624 square foot storage building, and pool exist on the property. No grading is proposed and no trees are proposed for removal. The parcel would continue to be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-		



- d. The new language discussing silhouette against the sky seems appropriate and should be accompanied by a diagram represents the silhouette language.
- e. One member would like to see language be revised allow new poles to silhouette only 10% against the sky rather than 75%.

*The project was on the agenda for discussion only – no action was taken.*

2. **19BAR-00000-00160** **Watanabe Addition** **Goleta**  
**19LUP-00000-00361** (Kara Koenig (805) 568-3510, Planner) **Jurisdiction: Urban**

Request of Syndi Souter and Tony Xiques, agents for Shaohong Watanabe to consider Case No. 19BAR-00000-00160 for **Conceptual Review and Preliminary Approval of a new 682 sq. ft. detached garage, a 555 sq. ft. garage conversion to habitable space, a 330 sq. ft. addition to the existing single family dwelling, and a new 492 sq. ft. attached ADU above the converted garage.** The following structures exist on the parcel currently: a 1,328 square foot single family dwelling and a 555 square foot attached garage/storage. The proposed project would not require grading. The property is a 12,632 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-163-016 located at **502 North Turnpike** in the Goleta area, Second Supervisorial District.  
(Continued from 9-20-19 (Not Heard)).

**PUBLIC COMMENTS: David Lloyd, Gary Milliken, Carolyn Johnson, Pamela Poehler**

**SBAR COMMENTS:**

- a. Return with existing elevations compared to proposed.
- b. Return with site plan with topographic lines.
- c. Project to respect privacy of the neighbors.
- d. The proposed three-car garage location does not allow screening on the east property line.
- e. Return with color board. The color blue appears to be too strong.
- f. Return with landscape plan.

*No action taken. The project may return for further conceptual review and preliminary approval.*

3. **19BAR-00000-00190** **Hearts Therapeutic Relocation Project** **Goleta**  
(Rey Harmon (805) 568-2513, Planner) **Jurisdiction: Urban**

Request of Jay Higgins, agent for Hearts Therapeutic to consider Case No. 19BAR-00000-00190 for Conceptual Review of the relocation of riding rings, pens, paddocks, modular office, containers and barns of approximately 8,200 square feet total. The following structures currently exist on the parcel, 6,000 square feet of containers, barns and modular offices. The proposed project will require less than 50 cubic yards of cut and fill. The property is a 143 acre parcel zoned REC and shown as Assessor's Parcel Number 059-140-023 located at 4417 Calle Real in the Goleta area, Second Supervisorial District.

**PUBLIC COMMENTS: John Brair, Tedd Smith, Bill Poehler, Pamela Poehler, Carol Anne Moore, Monica Bucher-Smith**

**SBAR COMMENTS:**

- a. Return with photos of existing trailers.
- b. Incorporate permanent irrigation into landscape plan.
- c. Cluster and stagger tree locations at different elevations on berm.
- d. Incorporate fire-wise landscaping.
- e. All structures to be painted in natural earth tones.
- f. One member believes the overall master plan of the parcel is poorly designed.

*Project received review only, no action was taken. Applicant may return for Preliminary review after Conditional Use Permit approval by the County Planning Commission.*

4. **19BAR-00000-00193** **Mason Addition** **Goleta**  
(Willow Brown, Planner) **Jurisdiction: Urban**  
Request of Tom Ochsner, architect for Nicholas Mason to consider Case No. 19BAR-00000-00193 for Conceptual Review of a 1,469 square foot addition to the existing single family dwelling. The following structures currently exist on the parcel: 1,830 square foot single family dwelling. The proposed project will require approximately 10 cubic yards of cut and 10 cubic yards of fill. The property is a .37 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-020 located at 540 Via Rueda in the Santa Barbara area, Second Supervisorial District.

*Project was continued to the December 6th meeting at the request of the applicant.*

5. **14BAR-00000-00227** **Lander Residence Remodel and Addition** **Santa Barbara**  
14LUP-00000-00456 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Warner Young, agent for the owners, Larry and Cheryl Lander, to consider Case No. 14BAR-00000-00227 for **Final Approval of a residence remodel to include the conversion of the existing garage of approximately 789 square feet to living space, a kitchen addition of approximately 267 square feet, portico addition of approximately 91 square feet and new three-car-garage/workshop of approximately 933 square feet.** The following structures currently exist on the parcel: a residence with a three car garage of approximately 3,212 square feet. The proposed project will not require grading. The property is a .91 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-283-015, located at **511 Vereda del Ciervo** in the Santa Barbara area, Second Supervisorial District (Continued from 11/7/14 & 5-19-17).

**ACTION: Keep moved, seconded by Vrtiak and carried by a vote of 4 to 0 (Romano abstained, Froscher absent) to grant Final Approval of 14BAR-00000-00227.**

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

6. **19BAR-00000-00194** **Shenoda – Residential Addition** **Goleta**  
(Planner Not yet Assigned) **Jurisdiction: Urban**  
Request of Liz Hughes, agent for Michael and Rania Shenoda to consider Case No. 19BAR-00000-00194 for Conceptual Review of a 166 square foot addition and 379 square foot remodel. The following structures exist on the parcel currently: 2,550 square foot residence and 470 square foot attached garage. The proposed project will require approximately 5 cubic yards of cut and 5 cubic yards of fill. The property is a .41 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-015 located at 588 Via Rueda in the Santa Barbara area, Second Supervisorial District.

**PUBLIC COMMENTS: None.**

**SBAR COMMENTS:**

- a. **Provide larger scale site plan that includes existing and proposed landscape plan. Include plant types, sizes and quantities.**

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

7. **19BAR-00000-00200** **Tabasgo Trust Addition** **Carpinteria**  
(Planner Not Yet Assigned) **Jurisdiction: Urban**  
Request of Jennifer Siemens, agent for Wayne Rosing to consider Case No. 19BAR-00000-00200 for Conceptual Review of a 720 square foot addition and a four foot raise to meet County Flood Control requirements. The following structures currently exist on the parcel; 3,037 square foot single family dwelling, 511 square foot garage and 1,177 square feet of decking. The proposed project will require

approximately less than 50 square feet of cut and less than 50 square feet of fill. The property is a 1.5 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-005 located at 625 Sand Point Road in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENTS:** None.

**SBAR COMMENTS:**

a. No comments.

*Project received review only, no action was taken. Applicant may return for Preliminary and Final review following approval of the Coastal Development Permit by the Zoning Administrator.*

8. **18BAR-00000-00170** **Freeman Addition and Remodel** **Goleta**  
19LUP-00000-00253 & 19SCC-00000-00010 (Sean Stewart, Planner) **Jurisdiction: Urban**  
Request of Scott Branch, architect for Towbes Group to consider Case No. 18BAR-00000-00170 for **Final Approval of a 14.5 square foot wall sign, conversion of an 896 gross square feet of existing service bays to reconditioned convenience store square footage, remodel 600 gross square feet of existing convenience store space, new construction of a 1,031 gross square foot addition to the convenience store, and a new detached 128 gross square foot covered trash enclosure. The convenience store and existing fuel bay canopy will both undergo exterior remodels, including new finishes and standing seam roof. The existing clean air separator will be removed and a new vapor polisher is proposed to be located on the roof. Seven beverage cooler condensers and one heat pump will be installed outside, adjacent to the rear of the building. Additional site improvements include landscaping.** The following structures exist currently on the parcel: 1,496 square foot service stations and 101 square foot utility shed. The proposed project will not require grading. The property is a .41 acre parcel zoned CN and shown Assessor's Parcel Number 049-080-003 located at **2299 Las Positas Road** in the unincorporated Santa Barbara area, Second Supervisorial District. (Continued from 01-04-19, 07-12-19 & 10-4-19)

**ACTION:** *Blumer moved, seconded by Keep and carried by a vote of 4 to 0 to 1 (Romano abstained) to grant Final Approval of 19BAR-00000-00170.*

9. **19BAR-00000-00139** **Sharma Alterations** **Hope Ranch**  
19CDP-00000-00075 (Sean Stewart (805) 568-2517, Planner) **Jurisdiction: Urban**  
Request of William Wolf, agent for Drew Sharma, to consider Case No. 19BAR-00000-00139 for **Preliminary and Final Approval of demolition of 34 gross square feet of the existing 3,094 gross square foot single family dwelling (SFD) with an attached 578 gross square foot garage and an attached 471 gross square foot guesthouse. The existing dwelling and its attached structures would also undergo a complete interior and exterior remodel, which would include removing 12 gross square feet from the guesthouse and expanding the garage by 12 gross square feet. New square footage totals for the appurtenant structures attached to the SFD would be: 593 gross square foot attached garage and 456 gross square foot attached guesthouse. The 694 gross square foot existing pool cabana would also undergo and an interior and exterior remodel. Associated with the exterior remodel of all existing structures would be replacement of all windows, doors, and roofs. The roof of the existing gazebo would also be replaced. Additional work proposed would include replacing and expanding the current ground mounted solar panel arrays and the installation of AC condensers. No grading is proposed. No trees are proposed for removal.** The following currently exist on the parcel: a single family dwelling with attached garage, attached accessory structure and detached pool cabana, trellis and gazebo. The proposed project will not require grading. The property is a 1.5 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-191-006 located at **4055 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 8-9-19 & 9-6-19)

**ACTION:** *Keep moved, seconded by Vrtiak and carried by a vote of 5 to 0 to 1 (Froscher absent) to grant Preliminary and Final Approval of 19BAR-00000-00139.*

**10. 18BAR-00000-00130 Arroyo Paredon Bridge Replacement Carpinteria**

18CUP-00000-00012 (Sean Stewart (805) 568-2517, Planner) **Jurisdiction: Rural Bridge**

Request of Allison Donatello, agent for Justin Borders to consider Case No. 18BAR-00000-00130 for **Preliminary and Final Approval of a 2.5 acre landscape mitigation project of the bridge and roadway replacement at Arroyo Paredon Creek, PM 15.** The proposed project will require approximately 914 cubic yards of cut and 4,800 cubic yards of fill. The property is approximately 2.5 acres zoned Coastal Zoning and shown as Caltrans ROW located at SR 192 (Foothill Blvd.) PM 15.5 at the **Arroyo Paredon Creek Bridge** in the Toro Canyon Planning area, First Supervisorial District. (Nearest Assessor's Parcel Number 005-310-008) (Continued from 10-19-18 & 06-21-19)

**PUBLIC COMMENTS:** None.

**SBAR COMMENTS:**

- a. No grading is proposed as part of the project.

**ACTION:** *Romano moved, seconded by Keep and carried by a vote of 5 to 0 to 1 (Froscher absent) to grant Preliminary and Final Approval of 18BAR-00000-00130 with comment as noted above.*

**The Representatives of the following item should be in attendance at this SBAR Meeting by 1:15 P.M.**

**11. 17BAR-00000-00060 Via Real LLC Development Carpinteria**

(Kara Koenig, Planner) **Jurisdiction: Toro Canyon**

Request of Laurel Perez, to consider Case No. 17BAR-00000-00060 for **Further Conceptual Review of residential development consisting of 25 new single family homes averaging 3,185 square feet in size, 15 condominiums averaging 1,180 square feet in size (six 1-bedroom and nine 2-bedroom units), and a 1,400 square foot amenity building with a lap pool.** The project also includes demolition of all of the existing structures on site. The following structures currently exist on the parcel: 12 apartment units, a main house, cottage, tack room, utility shed, horse corrals, and tanks. The property is a 11.48 acres zoned DR-3.3 and shown as Assessor's Parcel Numbers 005-270-019, -029, -033, -034 located at **3250 and 3282 Vial Real** in the Carpinteria area, First Supervisorial District. (Continued from 5-5-17, 9-15-17 & 3-16-19)

**PUBLIC COMMENTS:** None.

**SBAR COMMENTS:**

- a. The Board appreciates the relocation of the trail.
- b. The riparian area is enhanced and a major part of the proposed project as well as the opening of the meadow as a passive open space.
- c. The project shows one-story volumes towards the adjacent neighboring properties.
- d. Appreciate neighborhood outreach.
- e. Architecture and landscape design are excellent.
- f. Site planning and architecture complement each other. Fits well with site.
- g. Changes are well done.
- h. Very supportive of riparian corridor restoration and native revegetation.
- i. Project is ready for review and action by the Planning Commission.
- j. Project is ready for preliminary review.

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

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Gilliland moved, seconded by Keep, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, November 15, 2019 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 2:03 P.M.

# COUNTY OF SANTA BARBARA



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**CENTRAL  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting Date: November 8, 2019**

Solvang Municipal Court  
1745 Mission Drive, Suite C  
Solvang, CA 93463  
(805) 934-6250

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Bethany Clough **Chair**  
C. Puck Erickson-Lohnas **Vice-Chair**  
Robin Brady  
Lowell Lash, Alternate  
Brett Marchi

Cass Ensberg  
Allan Corlin, Alternate  
Nicole Lieu, Senior Planner  
Lia Marie Graham, CBAR Secretary

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The regular meeting of the Santa Barbara County Central Board of Architectural Review was called to order by the Chair, Clough at 9:22 A.M., in the Solvang Municipal Court, 1745 Mission Drive, Suite C, Solvang, California.

## **BOARD MEMBERS PRESENT:**

Puck Erickson-Lohnas  
Cass Ensberg  
Alan Corlin  
Robin Brady

## **STAFF MEMBERS PRESENT:**

Lia Marie Graham  
Nicole Lieu

## **BOARD MEMBERS ABSENT:**

Lowell Lash  
Brett Marchi  
Bethany Clough

**REPORTERS:** None in attendance.

**NUMBER OF INTERESTED PERSONS:** Approximately 2

## **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Nancy Emerson addressed CBAR regarding Santa Ynez Valley Community Plan requirements, notably Design Review overlay, cannabis, hoop structures
- II. AGENDA STATUS REPORT:**
- III. MINUTES:** Corlin moved, seconded by Lohas and carried by a vote of 3 to 0 (Brady recused) to approval the October 11, 2019 minutes.
- IV. CBAR MEMBERS INFORMATIONAL BRIEFINGS:**
- V. STAFF UPDATE:**
- VI. CONSENT AGENDA:**



- C-1. 13BAR-00000-00170** **Pence New Winery** **Buellton**  
13DVP-00000-00012, (Dana Eady, Planner) **Jurisdiction: Development Plan/Winery**  
18ZCI-00000-00058  
Request of Brett Jones, agent for the owner, Blair Pence, to consider Case No. 13BAR-00000-00170 for **Final Approval on Consent of a new winery of approximately 20,000 square feet.** The subject parcel is developed with 23,918 sq. ft. of structural development as follows: 1) 1,440 sq. ft. vineyard barn; 2) 2,016 sq. ft. storage barn; 3) 220 sq. ft. storage shed; 4) 1,280 sq. ft. single family dwelling; 5) 800 sq. ft. single family dwelling (legal non-conforming); 6) 560 sq. ft. apartment unit (legal non-conforming); 7) 2,210 sq. ft. vineyard office/barrel storage; 8) 884 sq. ft. sunshade; 9) 4 sunshades (408 sq. ft. each); 10) 2 hay barns (2,535 sq. ft. each); 11) 3,000 sq. ft. hay barn; 12) 806 sq. ft. ag. storage building, and 13) 2 cow pens (2,000 sq. ft. each). The winery would include public wine tasting, eight (8) winery special events with 80-150 attendees per event, and 50 organized gatherings, each with fewer than 80 attendees. The proposed project will require approximately 8,000 cubic yards of cut and 1,300 cubic yards of fill. The property is a 203.5 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 099-220-013, located at **1909 Highway 246** in the Buellton area, Third Supervisorial District. (Continued from 9/13/13, 10/11/13, 12/13/13, 6/13/14, 2/9/18, 6/8/18, 7/13/18, 8-22-19 and 10-11-19 (not heard))

*Approved on consent on the condition that prior to permit issuance Planning staff shall ensure that*

**VII. STANDARD AGENDA:**

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

1. **Proposed Amendments to the Land Use Development Code (LUDC):  
Telecommunications Facilities Appurtenant to Natural Gas Distribution Facilities  
Regulated by the California Public Utilities Commission**  
(Selena Evilsizor, Planner (805) 568-3577)  
Request of the Southern California Gas Company for courtesy review of draft amendments to Chapter 35.44, *Telecommunications Facilities*, of the Santa Barbara County Land Use & Development Code (LUDC). The draft amendments include proposed development standards for the installation of pole-mounted telecommunications facilities. Public comments are welcome. The draft amendments to the LUDC would apply throughout the County's inland area in all Supervisorial Districts. The BAR has no jurisdiction over this project and, therefore, will take no formal action (i.e., approve, deny) on the draft amendments.
- Public Comment: Nancy Emerson
- Guidelines are very clear and are consistent with past CBAR review practices for natural gas distribution facilities
  - Good step forward to update the ordinance for inland projects so that it is consistent with coastal ordinance provisions
  - The prior CBAR process of reviewing Southern California Gas Company proposals along the Gaviota Coast was successful and therefore the Board is comfortable with reviewing future projects under the proposed ordinance language
  - Additional potential proposed language changes suggested at the meeting by SoCal Gas would not work due to the varied topography of the County.
2. **19BAR-00000-00148** **Rancho Reata LLC** **Los Olivos**  
19LUP-00000-00445 (Erick Gomez, Planner) **Jurisdiction: Rural**

Request of Haley Kolosieke, agent for Rancho Estates, LLC to consider Case No. 19BAR-00000-00148 for Further Conceptual Review and Preliminary Approval of a New 780.83 square foot guesthouse and 721.65 square foot pool cabana. The following structures exist on the parcel currently: 4,408 square foot main residence, 1,681 square foot gym, 502 square foot gazebo and 201 square foot spa. The proposed project will not require grading. The property is an 85.69 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 133-110-066 located at 7003 Foxen Canyon Road in the Los Olivos area, Third Supervisorial District. (Continued from 8-22-19)

Public Comment: Nancy Emerson

CBAR Comments:

- Provide color and materials boards for any project elements (e.g. arbor, metal roof) that are not noted as matching existing elements
- Pole barns are acceptable; note which structures are existing, add a note to the plans to identify "unfinished wood" as the material for the barns
- Frosted glass is not acceptable unless the bulb is cut off so that light is directed downward
- Provide lighting cut sheets and show kelvins
- Show the rafter tails on the trellis in the final working drawings
- Show pool equipment area

*Return for preliminary/final review*

<b>The Representatives of the following items should be in attendance at this CBAR Meeting by 9:45 A. M.</b>
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- |           |  |                             |                            |
|-----------|--|-----------------------------|----------------------------|
| <b>3.</b> | <b>19BAR-00000-00183</b>   | <b>Mechanics Bank Signs</b> | <b>Santa Ynez</b>          |
|           | 19SCC-00000-00011 (Planner Not Yet Assigned)   |                             | <b>Jurisdiction: Urban</b> |
|           | Request of Steller Installations, agent for Moniot Family Trust to consider Case Number 19BAR-00000-00183 for Conceptual Review and Preliminary Approval of two wall signs (29.6 square feet and 8 square feet) and one monument sign (58.33 square feet). The following structures exist on the parcel currently: a bank and four signs. The property is a .23 acre parcel zoned C-2 and shown as Assessor's Parcel Number 143-220-016 located at 3600 Sagunto Street in the Santa Ynez area, Third Supervisorial District. |                             |                            |

Public Comment: Nancy Emerson

Monument sign (unlit):

- It would be more in keeping with the town if the sign were on two
- Center the logo
- Suggest keeping the same cabinet and replacing the signage

Main Wall sign:

- Ensure that lights are under 3,000 kelvin
- Design is acceptable

ATM Sign

- Consider using a projecting arm sign instead of a wall sign (similar to the existing arm sign)
- Sign appears large; reduce the size of the sign
- Internally illuminated sign is not acceptable
- If other form of illumination is proposed, provide lighting details
- Sign on the face of the ATM should have a black or gray background and white letters/gold logo similar to door sign

Customer Parking

- Sign is acceptable

Door signage

- Acceptable

Confirm whether or not security light at the ATM is required by the sheriff. If it is not required

Return for prelim/final review

4. 10BAR-00000-00124      Zacara Ranch Development Plan/CUP      Gaviota  
10CUP-00000-00030 (Alex Tuttle, Planner)      Jurisdiction: DVP  
10DVP-00000-00012

Request of Mark Lloyd, agent for the owner, Zacara Ranch, LLC, to consider Case No. 10BAR-00000-00124 for **Preliminary and Final Approval of remodels and minor additions to several existing ranch buildings associated with a Development Plan for the property and Conditional Use Permit for employee housing at Zacara Ranch, a equestrian and polo training facility formally known as the El Capitan Horse Ranch.** The following structures currently exist on the parcel: a horse ranch with various buildings totaling approximately 41,552 square feet. The property is a 201.08 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 081-250-016, located at **10920 Calle Real** in the Gaviota area, Third Supervisorial District. (Continued from 9/10/10, 5/11/12, 6/08/12, 3/08/13 & 12-13-13).

Public Comment: Nancy Emerson

- Motion for prelim/final on the condition that plans be updated to identify that lights must be 2800 kelvins or less and at an angle of 15 degrees or less

5. 19BAR-00000-00144      Tschida New SFD, Detached Garage, Pool/Spa and Garage      Santa Ynez  
19LUP-00000-00305 (Tina Mitchell (805) 934-6289, Planner)      Jurisdiction: Ridgeline  
Request of Ensberg Jacobs Design Inc., architect for Michael and Katrina Tschida to consider Case No. 19BAR-00000-00144 for **Preliminary Approval of a new 4,366 square foot main residence and terraces and a 496 square foot garage.** The proposed project will require approximately 3,500 cubic yards of cut and 3,500 cubic yards of fill. The property is a 19.18 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 135-280-044 located at **3160 Live Oak Road** in the Santa Ynez area, Third Supervisorial District. (Continued from 08-22-19 & 10-11-19)

*Continued due to quorum issues.*

**6. 19BAR-00000-00195 Santa Barbara Westcoast Farms – Cannabis Buellton**

19LUP-00000-00064 (Melanie Jackson, Planner)

**Jurisdiction: Rural**

Request of Martin DeMartini, agent for Santa Barbara Westcoast Farms to consider Case No. 19BAR-00000-00195 for Conceptual Review of a 3,200 square foot single story processing facility and a 3,200 square foot single story storage building. The parcel is currently vacant. The property is a 72 acre parcel zoned AG and shown as Assessor's Parcel Number 099-240-067 located at 1800 West Highway 246 in the Buellton area, Third Supervisorial District.

Public Comment: Nancy Emerson

- Prefer aged/rusted roof to light gray roof
- Concerned about light emissions from clerestory windows; applicant has agreed to hang the interior lights so that the fixtures are located below window height to reduce light leak through windows
- Provide a detailed site plan including proposed roadway locations (and any associated improvements)
- A site visit with story poles will be needed at the next meeting for this project
- Design is aesthetically pleasing and appropriately rural in character
- Consider removing clerestory windows above the awning and lower level clerestory windows; break up upper level clerestory windows
- Consider using more rural style lights
- Consider providing screening of the nitrogen tank
- Landscaping looks incredibly thick and local landscaping tends to be more irregular and open; consider a more natural an open landscape design; simplify the shrub palette and work with natives only
- Pilasters with pre-cast caps do not fit with the architecture; consider fencing and gates that are more reflective of design, intent, and quality of materials of the architecture; provide elevations of the fence/wall
- Gable end windows not necessary
- Upper windows should show inset shadow lines, not be flush mounted

Return for further conceptual

*There being no further business to come before the Central Board of Architectural Review, Board Member Lash moved, seconded by Lohnas and carried by a vote of 5 to 0 to adjourn the meeting until 9:15 A.M. on Friday November 8, 2019 in the Solvang Municipal Court, Solvang, CA 93463.*

Meeting adjourned at 1:23 P.M.

# COUNTY OF SANTA BARBARA



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**MONTECITO  
BOARD OF ARCHITECTURAL REVIEW  
UNAPPROVED MINUTES  
Meeting of November 14, 2019**

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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- |                      |               |                              |
|----------------------|---------------|------------------------------|
| - Dave Mendro        | Thiep Cung    | - <b>Chair</b>               |
| - Claire Gottsdanker | Sam Maphis    | - <b>Vice Chair</b>          |
| - Don Sharpe         | Alex Tuttle   | - <b>Supervising Planner</b> |
| - Bill Wolf          | Sharon Foster | - <b>MBAR Secretary</b>      |
| - John Watson        |               |                              |
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The regular meeting of the Santa Barbara County Montecito Board of Architectural Review Committee was called to order by the Chair Thiep Cung, at 1:00 P.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Thiep Cung - Chair  
Sam Maphis - Vice Chair  
Dave Mendro  
Claire Gottsdanker  
Don Sharpe  
Bill Wolf (Left at 3:05)  
John Watson

**COMMITTEE MEMBERS ABSENT: None**

**NUMBER OF INTERESTED PERSONS: 10**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENTS: None**

**II. AGENDA STATUS REPORT:**

**III. MINUTES: The Minutes of October 14, 2019 and October 31, 2019 will be considered.**

**Action: Watson moved, seconded by Gottsdanker and carried by a vote of 5-0-2 (Mendro & Sharpe abstained) to approve the MBAR minutes of October 14, 2019 as amended.**

**Action: Mendro moved, seconded by Watson and carried by a vote of 5-0-2 (Maphis & Sharpe abstained) to approve the MBAR minutes of October 31, 2019 as amended.**

**IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS: Claire Gottsdanker and John Watson reported that they both attended the San Ysidro Roundabout meeting and were both appointed to the Design Review Committee.**

**V. STAFF UPDATE: None**

**VI. CONSENT AGENDA:**

*\*Please note that John Watson and Claire Gottsdanker reviewed the Consent Items.*

**C-1. 19BAR-00000-00114 Styler Cabana and Attached Covered Porch 330 Calle Elegante  
19LUP-00000-00138 (Delany Roney, 568-2033) Ridgeline: Urban**

Request of Brian Zant, agent for the owners, D.M. Styler, to consider Case No. 19BAR-00000-00114 for **preliminary/final approval on consent of a new pool cabana of approximately 130 square feet and an attached covered patio of approximately 425 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 2,630 square feet and an attached garage of approximately 680 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 150 cubic yards of fill. The property is a .93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-210-030, located at **330 Calle Elegante** in the Montecito area, First Supervisorial District. (Continued from 7/25/19)(Appearance by Brian Zant)

**Action: Watson moved, seconded by Gottsdanker and carried by a vote of 7-0 to grant final approval on consent to 19BAR-00000-00114 as submitted.**

**Wolfswinkel Revised Landscaping Design and**

**C-2. 19BAR-00000-00061 Relocation of a Previously Approved Front Yard Pool 1210 Channel Drive  
19CDH-00000-00029 (Travis Lee, Planner 568-2046) Ridgeline: Urban**

Request of Kelly Teich, Warner Group Architects, architect for the owners, Randal Van Wolfswinkel, to consider Case No. 19BAR-00000-00061 for **preliminary/final approval on consent of a revised landscaping design and the relocation of the the previously approved front yard pool.** The following structures currently exist on the parcel: a single family dwelling of approximately 2,505 square feet, a basement of approximately 1,493 square feet, a detached garage of approximately 722 square feet, a pool cabana of approximately 749 square feet (all currently under construction). The proposed project will not require grading. The property is a 0.33 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-041, located at **1210 Channel Drive** in the Montecito area, First Supervisorial District. (Continued from 4/25/19)(Appearance by Kelly Teich)

**Action: Watson moved, seconded by Gottsdanker and carried by a vote of 5-0-2 (Cung & Maphis abstained) to grant preliminary and final approval on consent to 19BAR-00000-00061 as revised with the replacement of two light fixtures, as indicated on plan.**

**STANDARD AGENDA:**

**DISCUSSION ITEMS**

**Proposed Amendments to the Montecito Land Use Development Code (MLUDC):  
 Telecommunications Facilities Appurtenant to Natural Gas Distribution Facilities Regulated by the  
 California Public Utilities Commission**

(Selena Evilsizer, Planner 568-3577)

Request of the Southern California Gas Company for courtesy review of draft amendments to Chapter 35-444, *Telecommunications Facilities*, of the Montecito Land Use & Development Code (MLUDC). The draft amendments include proposed development standards for the installation of pole-mounted telecommunications facilities. Public comments are welcome. The draft amendments to the MLUDC would apply throughout the inland area of Montecito within the First Supervisorial District. The BAR has no jurisdiction over this project and, therefore, will take no formal action (i.e., approve, deny) on the draft amendments. Located in the Montecito area, First Supervisorial District.

**MBAR Comments:**

1. **The Montecito Planning Commission should study the height to make it the shortest pole necessary and should be landscaped wherever possible to minimize visual intrusion.**
2. **Equipment should be painted to match pole structure.**
3. **Signage should be placed out of view from pedestrian and vehicular traffic to the maximum extent feasible.**
4. **As newer technology becomes available, size requirements should be adjusted accordingly.**
5. **Number of poles should be limited to the extent feasible.**
6. **New poles and massing should be limited to the extent feasible by requiring collocation and eliminating solar panels where feasible.**
7. **MBAR does not support the proposed modified language from the applicant regarding scenic highways.**

**No action was taken. This project was only reviewed for comments as a discussion item.**

**2. Compensation of Montecito Board of Architectural Review Members**

The Montecito Board of Architectural Review Committee will discuss the issue of compensation of Montecito Board of Architectural Review Committee members for attendance at meetings, and mileage.

**MBAR Comments:**

1. **MBAR recommends that MBAR members receive compensation similar to the other regional BARs.**

**No action was taken. This project was only reviewed for comments as a discussion item.**

**CONCEPTUAL REVIEW**

**3. 19BAR-00000-00198 Forry Borgatello Family Trust Addition 425 Camphor Place  
 (No Planner Assigned) Ridgeline: Urban**

Request of Tom Kress ,architect for the owner, Forry Borgatello Family Trust Addition, to consider Case No. 19BAR-00000-00198 for **conceptual review of an addition to the existing single family dwelling of approximately 1,098 square feet.** The following structures currently exist on the parcel: a single family dwelling of approximately 1,731 square feet, an attached garage of approximately 442 square feet, and a guesthouse/studio of approximately 440 square feet. The proposed project will not require grading. The property is a .44 acre parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 009-060-008, located at **425 Camphor Place** in the Montecito area, First Supervisorial District.(Appearance by Tom Kress)

**MBAR Comments:**

1. **Modest, acceptable project.**
2. **Update FAR worksheet.**
3. **Study window size on the one larger window.**
4. **Consider bringing roofline down at the entry.**

**The project received comments only. The project may return for preliminary/final approval once a planner is assigned.**

4. 19BAR-00000-00199 **Crane Country Day School** 1795 San Leandro Lane  
**First & Second Story Additions**  
(No Planner Assigned) Ridgeline/Urban

Request of Heidi Jones, agent for the owner, Crane County Day School, to consider Case No. 05BAR-00000-00199 for a **conceptual review of a first and second story addition to the existing structure, with the first floor addition being approximately 452 square feet and the second floor addition being approximately 421 square feet.** The following structures currently exist on the parcel: the existing structure of approximately 4117 square feet and the Crane School Campus. The proposed project will require not require grading. The property is a 10.63 acre parcel zoned 1E-1 and shown as Assessor's Parcel Numbers 007-340-060 & 007-340-040, located at **1795 San Leandro Lane** in the Montecito area, First Supervisorial District. (Appearance by Heidi Jones, Erica Solens, Joel Weiss )

**MBAR Comments:**

1. **Design, fenestration, and overhang appears foreign and lacks connectivity with the existing campus buildings. Study ways to better match the architectural character of the rest of the campus.**
2. **Study massing and proportions.**
3. **Project is not well integrated with the rest of the building.**

**The project received comments only. The project may return for further conceptual review once a planner is assigned.**

5. 19BAR-00000-00196 **Glenview Residence Trust Alterations, Landscape** 1174 Glenview Road  
19LUP-00000-00458 **Improvement, Retaining Wall, A/C and Generator**  
(Alex Jimenez, Planner 568-3559) Ridgeline: Urban

Request of William Hull, architect for the owners, David & Julia Lumley, to consider Case No. 19BAR-00000-00196 for **conceptual review of alterations to the entry surround, roof, chimneys, columns and several windows, landscape improvements, retaining wall for expanded motor court and A/C and generator.** The following structures currently exist on the parcel: a single family dwelling of approximately 5,679 square feet, an attached garage of approximately 742 square feet, and a garage of approximately 578 square feet with an attached exercise room of approximately 460 square feet. The proposed project will require approximately 295 cubic yards of cut and approximately 100 cubic yards of fill The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-021-054, located at **1174 Glenview Road** in the Montecito area, First Supervisorial District. (Appearance by William Hull, Brian Banks, Anthony Grumbine)

**MBAR Comments:**

1. **Need to ensure generator is screened/shielded for visual and sound protection.**
2. **Study enclosure for generator.**



3. Nice improvements from prior approval.
4. Study option for placing generator next to garage.

The project received comments only. The project may return for preliminary/final approval on consent with the planner's approval.

### PRELIMINARY APPROVAL

- |                             |   |                                       |
|-----------------------------|---|---------------------------------------|
|                             | <b>525 Hot Springs Road LLC Demo/New<br/>Two Story Single Family Dwelling<br/>Attached Garage, Studio &amp; Gym</b> | <b>525 &amp; 537 Hot Springs Road</b> |
| 6. <b>18BAR-00000-00158</b> | (Ciara Ristig, Planner 568-2077)  | 537 Ridgeline: N/A                    |
| 18LUP-00000-00531           |   |                                       |

Request of Brian Banks, agent for the owners, 525 Hot Springs Road, LLC, to consider Case No. 18BAR-00000-00158 for **preliminary approval of a new two story single family dwelling of approximately with the first floor being approximately 4,406 net square feet, the second story being approximately 1,655 square feet, an attached garage of approximately 806 square feet, a proposed basement of approximately 542 square feet, a pool cabana of approximately 461 square feet and a workshop of approximately 391 square feet** . The following structures currently exist on the parcel: a single family dwelling of approximately 2,091 square feet located at 525 Hot Springs Road and a single family dwelling of approximately 1,672 square feet located at 537 Hot Springs Road. (All to be demolished) The proposed project will require approximately 1,800 cubic yards of cut, approximately 500 cubic yards of fill and 1,300 cubic yards of export. The property is a 2.10 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-171-019 & 011-171-004, located at **525 & 537 Hot Springs Road** in the Montecito area, First Supervisorial District.(Continued from 11/29/18, 2/14/19) (Appearance by Brian Banks....)

#### **MBAR Comments:**

1. Look to differentiate the two entrances to make one primary and one secondary.
2. Look to add small turnaround at driveway.
3. Project has responded well to past comments.
4. One member is not convinced of the need for two entrances.

**Action: Gottsdanker moved, seconded by Maphis (Wolf absent) and carried by a vote of 6-0 to grant preliminary approval to 19BAR-00000-00158. The project may return for final approval at the full Board with the applicant to restudy the driveway circulation.**

- |   |   |
|---|---|
| 7. <b>19BAR-00000-00170 Carlson Demo/New Detached Garage and Addition</b> | <b>199 Santo Tomas Lane</b>                       |
| 19LUP-00000-00345   | (Alex Jimenez, Planner 568-3559) Ridgeline: Urban |

Request of Mark Morando, agent for the owner, Carlson Family Trust, to consider Case No. 19BAR-00000-00170 for **preliminary/final approval of a new detached garage of approximately 711 square feet, an existing garage of approximately 574 square feet (to be demolished) an addition of approximately 720 square feet square feet and a storage room of approximately 176 square feet**. The following structures currently exist on the parcel: a single family dwelling of approximately 2,500 square feet. The proposed project will require approximately < 50 cubic yards of cut and no fill. The property is a .63 acre parcel zoned 20-R-I and shown as Assessor's Parcel Number 009-181-011, located at **199 Santo Tomas Lane** in the Montecito area, First Supervisorial District. (Continued from 10/17/19) (Appearance by Mark Morando)

**MBAR Comments:**

1. Call out existing landscape screening to remain or be supplemented as necessary.
2. Project is acceptable.

**Action:** Maphis moved, seconded by Sharpe and carried by a vote of 6-0 (Wolf absent) to grant preliminary approval to 19BAR-00000-00170. The project may return for final approval on consent with the planner's approval.

**FINAL APPROVAL**

- |           |                          |                                    |                           |
|-----------|--------------------------|------------------------------------|---------------------------|
| <b>8.</b> | <b>19BAR-00000-00100</b> | <b>Bolt Remodel &amp; Addition</b> | <b>1140 Glenview Road</b> |
|           | 19LUP-00000-00242        | (Ciara Ristig, Planner 568-2077)   | Ridgeline: Urban          |

Request of Kas Seefeld, architect for the owners, Tracy & Crystal Bolt, to consider Case No. 19BAR-00000-00100 for **final approval of an addition to the existing single family dwelling of approximately 134 square feet, a new garage of approximately 460 square feet, a new carport of approximately 271 square feet and a new pool pavilion of approximately 160 square feet, and demolition of the existing detached garage, carport and sheds.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 6,872 square feet, a detached garage of approximately 393 square feet to be demolished, a carport of approximately 700 square feet to be demolished and storage sheds totally 377 square feet, all to be demolished. The proposed project will require approximately 160 cubic yards of cut and approximately 20 cubic yards of fill. The property is on a 2.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-021-056, located at **1140 Glenview Road** in the Montecito area, First Supervisorial District.(Continued from 6/13/19, 8/8/19)(Appearance by Kas Seefeld)

**MBAR Comments:**

1. Correct gate swing to make outswinging on plans.
2. Provide light fixtures of similar style/form that meet County requirements as determined by P&D.

**Action:** Watson moved, seconded by Sharpe (Wolf absent) and carried by a vote of 6-0 to grant final approval to 19BAR-00000-00170 as amended with the above comments.

*There being no further business to come before the Montecito Board of Architectural Review Committee, Committee Member Watson moved, seconded by Mendro, and carried by a vote of 6 -0 (Wolf absent) that the meeting be adjourned until 1:00 P.M. on Thursday, December 5, 2019 in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:04 P.M.

# COUNTY OF SANTA BARBARA



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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of December 06, 2019**

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 Vice Chair, Alex Pujo, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

<b>Alex Pujo</b>	<b>Chair</b>
<b>Chris Gilliland</b>	<b>Vice Chair - Consent Reviewer (Landscape)</b>
<b>Douglas Keep</b>	<b>Consent Reviewer (Architecture)</b>
<b>John Vrtiak</b>	
<b>Laurie Romano</b>	
<b>Josh Blumer</b>	
<b>Joseph Dargel</b>	<b>SBAR Supervising Planner</b>
<b>Lia Graham</b>	<b>SBAR Secretary</b>

**COMMITTEE MEMBERS ABSENT:**

Valerie Froscher

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT:**

**III. MINUTES: Romano moved, seconded by Keep (Gilliland abstained) carried by a vote of 5 to 0 to approve the minutes of November 15, 2019 as amended.**

**IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

**V. STAFF UPDATE:**

**VI. CONSENT AGENDA:**

**C-1. 19BAR-00000-00131 CalProp II, LLC – Detached Garage & Site Walls Summerland  
19CDH-00000-00025 (Steve Rodriguez, Planner) **Jurisdiction: Urban****

Request of Barry Winick, architect for CalProp II, LLC to consider Case No. 19BAR-00000-00131 for **Preliminary and Final on Consent 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. (Continued from 07-26-19)



Request of Tricia Knight, agent for William Thomas and Warren Thomas to consider Case No. 18BAR-00000-00175 for **Revised Preliminary and Final Review of an unmanned telecommunications facility**. The project includes installation of a new unmanned wireless facility on a 50' tall monopine located within a 30' x 30' enclosure with 8' tall fencing. Nine 6' tall panel antennas, 3 per sector with 3 sectors would be placed on the monopine. A 25' x 11'-6" steel platform raised 4' above existing grade will be located inside the 30' x 30' enclosure and hold a 92-gallon diesel standby generator, a battery cabinet, a fiber box, an electric meter, 2 raycaps, an intersect cabinet, a new GPS antenna, and a -48V/Misc combined cabinet. Ten new 17" x 30" fiber vaults are proposed: five near Casitas Pass Road and five within the 30' x 30' lease area. The project is located at **5560 Casitas Pass Road**, APN 001-020-010, zoned AG-I-10, in the Carpinteria area, First Supervisorial District. (Continued from 02-01-19 & 09-06-19)

Dropped.

<b>The Representatives of the following item should be in attendance at this SBAR Meeting by 10:00 A.M.</b>
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<b>3.</b>	<b>19BAR-00000-00205 Wildlife Care Network 2<sup>nd</sup> Story</b>	<b>Goleta</b>
	(Planner Not Yet Assigned)	<b>Jurisdiction: Rural</b>

Request of Kevin Dumain, architect for Santa Barbara Wildlife Care Network to consider Case No. 19BAR-00000-00205 for **Conceptual Review of a 1,224 square foot second story addition to an existing animal care facility and an existing 712 square foot raccoon habitat**. The following structures currently exist on the parcel: sea bird center, raccoon habitat, service shed and animal shelters and two temporary trailers. The property is a 1.438 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 153-170-026 located at **1460 North Fairview Ave.** in the Goleta area, Second Supervisorial District.

**PUBLIC COMMENT: Robin Cederlof**

**SBAR COMMENTS:**

- a. Colors are acceptable.
- b. Ensure all lighting is properly documented on plans as dark sky compliant.
- c. Roof material/color is acceptable since it is non-reflective.
- d. Second story is acceptable since it is narrow and centered over the first floor.
- e. Look to clean up and consolidate small accessory structures.
- f. Project can return for Preliminary/Final approval.

<b>4.</b>	<b>19BAR-00000-00206 Stovall – Garage Conversion</b>	<b>Goleta</b>
	19LUP-00000-00470 (Planner Not Yet Assigned)	<b>Jurisdiction: Urban</b>

Request of Punman Prajapati, agent for Nandy Stovall to consider Case No. 19BAR-00000-00206 for **Conceptual Review of a 500 square foot garage conversion to habitable space**. The following structures exist on the parcel currently: 1,911 square foot residence with garage. The proposed project will not require grading. The property is a 7,020 square foot parcel zoned RI and shown as Assessor's Parcel Number 065-333-004 located at **301 Via El Encantador** in the Goleta area, Second Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Check with Building Division to ensure project complies with residential standards for ventilation and egress.
- b. Show existing vs. proposed elevations.
- c. Add fenestration to garage wall area.
- d. Add windows to the new bathroom/bedroom.
- e. Add a minimum 2-foot planter in front of the garage conversion for landscaping.
- f. Lighting to be dark sky compliant at each door.

- g. The project can return for further Conceptual/Preliminary/Final on Consent with planner approval.**

**5. 19BAR-00000-00209 Sullivan Additions Mission Canyon**  
**19LUP-00000-00484 (Willow Brown, Planner) Jurisdiction: Urban**

Request of Tom Jacobs, agent for Dan Sullivan to consider Case No. 19BAR-00000-00209 for **Conceptual Review of the conversion of the existing garage into habitable space and an addition of approximately 115 square feet to the single family dwelling.** The project also calls for the construction of a new detached 392 square foot garage. The following structures currently exist on the parcel: 1,428 square foot single family dwelling. The proposed project will require approximately less than 50 cubic feet of grading. The property is a .18 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-212-039 located at **2916 La Combadura Road** in the Santa Barbara area, First Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Need clearer enlarged site plan. Need to show hardscape and landscape elements.**
- b. Architecture is acceptable.**
- c. Provide trim details and accurately depict on elevations.**
- d. Study garage location.**
- e. Need grading plan.**
- f. Concerned about development/parking near oak tree – restudy.**
- g. Arborist report required.**
- h. Show adjacent development on plans.**
- i. Return for further Conceptual/Preliminary/Final approval with planner approval.**

**6. 19BAR-00000-00211 Johnson Addition and Alterations Goleta**  
**19LUP-00000-00485 (Delaney Roney, Planner) Jurisdiction: Urban**

Request of James Bell, agent for Katherine Johnson to consider Case No. 19BAR-00000-00211 for **Conceptual Review of 41 square foot addition to the existing single family dwelling. The project also calls for an extension to the rear porch of approximately 71 feet.** The proposed project would not require grading. The property is a .33 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 057-042-026 located at **3860 Center Ave.**, in the Goleta area, Second Supervisorial District.

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Board supports 6:12 and 8:12 roof pitch.**
- b. Need more details, including typical exterior detailing, doors and windows, etc.**
- c. Lighting to be dark sky compliant.**
- d. Return for Preliminary/Final on consent with details and color/materials board.**

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

**7. 19BAR-00000-00214 Meszner-Eltrich Landscaping and Modification Goleta**  
**19CDH-00000-00032 (Kara Koenig, Planner) Jurisdiction: Urban**

Request of Keith Bartlett, agent for Suzanne Meszner-Eltrich to consider Case No. 19BAR-00000-00214 for **Conceptual Review of landscape, spa, water feature, and AC heat pump.** The following project will require approximately 45 cubic yards of cut and no fill. The property is a 48,000 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-232-009 located at **4116 Creciente Drive** in the Santa Barbara area, Second Supervisorial District.

**PUBLIC COMMENT: Robert Jacoby**

**SBAR COMMENTS:**

- a. **SBAR supports Modification of setback given site conditions and neighborhood compatibility.**
- b. **Proposal for driveway is an improvement over current condition; soften edges on the turnaround and limit new paving to minimum required.**
- c. **Need more detailed landscape plan, including identification of existing vegetation to remain.**
- d. **Light fixtures need to be shown on plans as dark sky compliant.**
- e. **Return for Preliminary Approval.**

**8. 19BAR-00000-00193 Mason Addition Goleta**  
**(Willow Brown, Planner) Jurisdiction: Urban**

Request of Tom Ochsner, architect for Nicholas Mason to consider Case No. 19BAR-00000-00193 for **Conceptual Review of a 1,469 square foot addition to the existing single family dwelling.** The following structures currently exist on the parcel: 1,830 square foot single family dwelling. The proposed project will require approximately 10 cubic yards of cut and 10 cubic yards of fill. The property is a .37 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-020 located at **540 Via Rueda** in the Santa Barbara area, Second Supervisorial District. (Continued from 11-15-19 (Not Heard))

**PUBLIC COMMENT: Vivian Smith, Barry Abshere, Bill Wellman, David Litschel, Oralía Madera**

**SBAR COMMENTS:**

- a. **Comprehensive landscape plan required with large trees.**
- b. **Provide existing and proposed elevations.**
- c. **Roof form does not work with the floor plan – restudy.**
- d. **Addition is not well integrated with the existing house – restudy.**
- e. **Large gable and hip roofs are not well designed – restudy.**
- f. **Architectural character needs to be compatible with neighborhood.**
- g. **Return for further conceptual review.**

**9. 19BAR-00000-00145 White Additions Alterations Hope Ranch**  
**19LUP-00000-00283 (Sean Stewart (805) 568-2517, Planner) Jurisdiction: Ridgeline**

Request of Dale Pekarek, agent for Brett & Danielle White to consider Case No. 19BAR-00000-00145 for **Further Conceptual Review and Preliminary Approval of 851 gross square foot addition to the single family dwelling, 198 gross square foot addition to the existing garage, a new 266 gross square foot attached garage, a new 576 gross square foot detached guest house with an 370 gross square foot attached exercise room. The existing SFD would undergo a complete interior and exterior remodel, including a new roof raised 36” throughout. The project also includes a 16’ x 45’ pool, renovated driveway/motorcourt, and new landscaping/hardscaping.** The following structures currently exist on the parcel: 4,126 square foot one story residence and a 516 square foot detached two-car garage. The proposed project will require approximately 564 cubic yards of cut and approximately 372 cubic yards of fill. The property is a 2.41 acre parcel zoned 2.5-EX-I and shown as Assessor's Parcel Number 063-022-001 located at **4477 Via Alegre** in the Santa Barbara area, Second Supervisorial District. (Continued from 08-23-19 & 9-20-19 (Not Heard))

**PUBLIC COMMENT: Kristin Linehan (letter)**

**SBAR COMMENTS:**

- a. **New sliding patio doors are foreign to the rest of the windows – make consistent with rest of vernacular.**
- b. **Material palette is acceptable.**

**ACTION:** *Blumer moved, seconded by Vrtiak, and carried by a vote of 5 to 0 (Froscher absent) for Preliminary 19BAR-00000-00145. Project may return for Final on Consent.*

**10. 17BAR-00000-00120 Carr Renovations Santa Barbara**

17CDH-00000-00044 (Travis Lee (805) 568-2046, Planner) **Jurisdiction: Hope Ranch**

Request of Howard Wittausch, agent for the owner, Lee Carr, to consider Case No. 17BAR-00000-00120 for **Further Conceptual Review and Preliminary and Final Approval of an 837 square foot addition and 1,182 square foot renovation to the main house and a demo rebuild of an 800 square foot Guesthouse.** The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 4.4 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-023 located at **4353 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 9-1-17, 2-16-18 (not heard), & 11-2-18)

**SBAR COMMENTS:** None

**ACTION:** *Gilliland moved, seconded by Vrtiak, and carried by a vote of 6 to 0 (Froscher absent) for Preliminary and Final approval of 17BAR-00000-00120 as submitted.*

**The Representatives of the following item should be in attendance at this SBAR Meeting by 11:30 A.M.**

**11. 19BAR-00000-00165 Shea Parking Modification Summerland**

(Sean Stewart, Planner) **Jurisdiction: MOD**

Request of Sophie Calvin, agent for David Shea to consider Case No. 19BAR-00000-00165 for **Further Conceptual Review of a Modification request to locate the single family dwelling's two required parking spaces in the front yard setback.** The following structures exist on the parcel currently: 2,297 square foot single family dwelling with garage and storage. The proposed project will not require grading. The property is a .23 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-142-015 located at **2303 Whitney Avenue** in the Summerland area, First Supervisorial District. (Continued from 09-20-19)

**PUBLIC COMMENT:** Letter from Tom Evans

**SBAR COMMENTS:**

- a. **Modification is acceptable.**
- b. **Return for Preliminary Approval.**

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

**12. 19BAR-00000-00022 3282 Beach Club Rd. Family Trust New SFD Summerland**

(Rey Harmon, Planner) **Jurisdiction: Summerland**

Request of Barry Winick, architect for 3282 Beach Club Drive Family Trust to consider Case No. 19BAR-00000-00022 for **Preliminary and Final Approval of a new 16,388 square foot single family dwelling, 745 square foot carport, 490 square foot detached garage, 800 square foot pool cabana, a 475 square foot detached gym and 320 square foot pool equipment enclosure.** The proposed project will require approximately 6,800 cubic yards of cut and 6,800 cubic yards of fill. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-018 located at **2825 Padaro Lane** Summerland area, First Supervisorial District. (Continued from 3-1-19 & 5-3-19)

**SBAR COMMENTS:** None



**ACTION: Blumer moved, seconded by Keep, and carried by a vote of 5 to 0 (Froscher absent) for Preliminary and Final approval of 19BAR-00000-00022 as submitted.**

**13. 18BAR-00000-00154 Lassiter Addition and Exterior Alterations Summerland**

19LUP-00000-00041 (Delaney Roney (805) 568-2033, Planner)

**Jurisdiction: Urban**

Request of Kelly Teich, architect for James and Mai Lassiter to consider Case No. 18BAR-00000-00154 for **Revised Preliminary and Final Approval of an Interior and Exterior Renovation of an existing 6,270 square foot single family dwelling and a 500 square foot cabana.** The parcel also currently contains a swimming pool, tennis court, and bocce court. The project proposes an **addition of 152 net square feet to the first floor and an addition of 28 net square feet to the second floor, totaling to 180 net square feet added to the existing residence. There will be no exterior changes or additions to the existing cabana.** The proposed project will not require grading and no trees will be removed. The property is a 1.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-039 located at **361 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 11-16-18, 4-19-19 (Not Heard), 05-03-19)

**PUBLIC COMMENT: None**

**SBAR COMMENTS:**

- a. Design of entryway is not integrated with other project elements.
- b. Balcony in front should read more like rear balcony.

**ACTION: Keep moved, seconded by Vrtiak, and carried by a vote of 5 to 0 (Froscher absent) for Preliminary and Final approval of 18BAR-00000-00154 as submitted.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Gilliland moved, seconded by Keep, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, December 20, 2019 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 1:06 P.M.



# COUNTY OF SANTA BARBARA

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## **NORTH BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES**

**Public Works Department  
Conference Room A  
620 West Foster Road  
Santa Maria, CA 93455  
(805) 934-6250**

**Meeting Date: December 12, 2019**

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Michael C. Maglinte, **Chair**  
Robert W. Jones, **Vice-Chair**  
Kevin J. Small  
James King, **Alternate**

Steve Reese  
Dana Eady, **NBAR Planner**  
Lia Marie Graham, **NBAR Secretary**

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The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Jones at 9:02 A.M., in the Public Works Conference Room A, 620 West Foster Road, Santa Maria, California.

### **BOARD MEMBERS PRESENT:**

Michael C. Maglinte  
Robert W. Jones  
Steve Reese  
Kevin J. Small - 9:08

### **STAFF MEMBERS PRESENT:**

Lia Marie Graham - NBAR Secretary  
Shannon Reese - NBAR Planner

### **BOARD MEMBERS ABSENT:**

James King

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** 1

### **ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** None.
- IV. MINUTES:**

**ACTION:** Maglinte moved, seconded by Reese and carried by a vote of 3 to 0 (Small absent) to approve of the minutes of September 27, 2019 and November 22, 2019.

- 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. STANDARD AGENDA:

**The Representatives of the following items should be in attendance at this NBAR Meeting by 9:10 A. M.**

1. **Proposed Amendments to the Land Use Development Code (LUDC): Telecommunications Facilities Appurtenant to Natural Gas Distribution Facilities Regulated by the California Public Utilities Commission**

(Selena Evilsizor, Planner (805) 568-3577)

Request of the Southern California Gas Company for courtesy review of draft amendments to Chapter 35.44, *Telecommunications Facilities*, of the Santa Barbara County Land Use & Development Code (LUDC). The draft amendments include proposed development standards for the installation of pole-mounted telecommunications facilities. Public comments are welcome. The draft amendments to the LUDC would apply throughout the County's inland area in all Supervisorial Districts. The BAR has no jurisdiction over this project and, therefore, will take no formal action (i.e., approve, deny) on the draft amendments.

NBAR Comments:

- Appreciate the action taken for an ordinance amendment and a streamlining path
- No further comments

**The Representatives of the following items should be in attendance at this NBAR Meeting by 9:45 A. M.**

2. **19BAR-00000-00210 Golden State Water Company Water System Santa Maria**  
(Planner Not Yet Assigned) **Jurisdiction: Urban**

Request of Megan Panofsky, agent for Golden State Water Company to consider Case No. 19BAR-00000-00210 for **Conceptual Review of a new 200,000 gallon steel potable water reservoir and access road of approximately 5,000 square foot reservoir and 12,500 square foot access road.** The following structures exist on the parcel currently: ground water well, electrical gear, chlorine building (Well (104 square feet), Electrical (53 square feet), Chlorine Bldg (88 square feet)). The proposed project will require approximately 13,000 cubic yards of cut and approximately 8,600 cubic yards of fill. The property is a 5.26 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 129-190-007 located at **4989 Foxen Canyon Road** in the Sisquoc area, Fifth Supervisorial District.

Public Comments: Jill Sisquoc

NBAR Comments:

- Concerned *Pinus ularica* won't be tall enough for screening. Would recommend something taller than can be found locally.
- Project appears to be under replacement requirements for oak trees; reconsider proposed replacement oak numbers.
- *Acacia redolens* have high pollen count; would recommend a different plant due to proximity to school.
- Would recommend low plants that are more commonly found in eastern canyon areas.
- Recommend wider variety of plant material more appropriate to the area.
- End result of landscaping should look naturalized to minimize visibility and people noticing something is being hidden. Recommend using non-rigid screening that draws the eye.

