



# COUNTY OF SANTA BARBARA

## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 16, 2018**

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, Alex Pujo, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

### **COMMITTEE MEMBERS PRESENT:**

Alex Pujo	Chair	Chris Gilliland	1:00
Valerie Froscher		Douglas Keep	
Josh Blumer	9:45	Lia Marie Graham	SBAR Secretary
John Vrtiak		Anne Almy	Supervising Planner

### **COMMITTEE MEMBERS ABSENT:**

Laurie Romano

### **NUMBER OF INTERESTED PERSONS:**

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** Ed Kalasky

**II. AGENDA STATUS REPORT:** Froscher moved, seconded by Keep carried by a vote of 4 to 0 to continue item 17BAR-00000-00009 and 17BAR-00000-00205 to 2:00 P.M.

**III. MINUTES:** Froscher moved, seconded by Keep and carried by a vote of 4 to 0 to approve the Minutes of March 2, 2018 as amended.

**IV. CONSENT AGENDA:** Gilliland moved, seconded by Vrtiak and carried by a vote of 6 to 0 to approve 17BAR-00000-00205.

**C-1. 17BAR-00000-00205 Von Der Ahe (Czyzyk Trust) New SFD/GAR/DRSU Summerland**

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17CDP-00000-00092 (Brianna Wiley, Planner) **Jurisdiction: Summerland**  
 Request of Bob Easton, architect for Carolyn and Chris Von Der Ahe to consider Case No. 17BAR-00000-00205 for **Final Approval on Consent of a new 4,006 square foot single family dwelling, 816 square foot attached garage and 585 square foot detached residential second unit.** The parcel is currently vacant. The proposed project will require approximately 2,611 cubic yards of cut and 1,385 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006 located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 12-15-17, 1-5-18 & 3-2-18)

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**

**VI. STAFF UPDATE**

**VII. STANDARD AGENDA:**

**1. 17BAR-00000-00224 Verizon Cell Site North Goleta #2663382 Goleta**

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17CUP-00000-00045(Shannon Reese, Planner) **Jurisdiction: Telecom**  
 Request of Tricia Knight, agent for the owner County of Santa Barbara, to consider Case No. 17BAR-00000-00224 for **Conceptual Review and Preliminary and Final Approval of a 75' high telecommunication tower, 30' x 30' wide.** The parcel is currently recreational/open space. The property is an 87,991 square foot parcel zoned REC and shown as Assessor's Parcel Number 069-350-

031 located at 5400 Block of Cathedral Oaks to **600 Block of Kellogg Avenue** in the North Goleta area Second Supervisorial District. (Continued from 2-2-18 (not heard) & 2-16-18 (not heard))

**PUBLIC COMMENTS: Alan Clark and Robert Hamber**

**SBAR COMMENTS:**

- a. Pine is out of character with existing vegetation.
- b. Return with samples of Eucalyptus leaves, bark etc.
- c. Develop landscape screening around facility at different heights.
- d. Develop design of base fencing at lease area.
- e. Return for further conceptual review.

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

2. **17BAR-00000-00009 Chachakos Single Family Dwelling and Guesthouse Santa Barbara**  
15BAR-00000-00141(Mark Friedlander, Planner) **Jurisdiction: Toro Canyon**  
Request of June Pujo, agent for the owner, Dena Chachakos, to consider Case No. 17BAR-00000-00009 for **Final Approval of a new 1,850 square foot residence with an attached 432 square foot garage and the conversion of the existing 787 square foot residence to a guest house.** The following structures currently exist on the parcel: 787 square foot residence, 67 square foot mechanical shed, and a 1,450 square foot artist studio (to be demolished). The proposed project will require 218 cubic yards of cut and no fill. The property is a 1.12 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-013, located at **2825 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District (Continued from 2/3/17, 3/3/17, 3-17-17 & 3-2-18 (not heard)).

**SBAR COMMENTS:**

- a. Project received final approval as submitted.

**ACTION: Keep moved, seconded by Froscher and carried by a vote of 5 to 0 (Pujo and Blumer recused) to Grant Final Approval of 17BAR-00000-00009.**

3. **17BAR-00000-00076 Foothill Avos New Residence, Basement and Garage Foothill**  
17CDP-00000-00068 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline**  
Request of Dylan Chappell, agent for the Foothill Avos, LLC, to consider Case No. 17BAR-00000-00076 for **Preliminary and Final Approval of a new 3,512 square foot residence with 1,434 square foot basement and 714 square foot garage.** The following structures currently exist on the parcel: 800 square foot Ag employee dwelling with 500 square foot garage/barn, 512 square foot employee residence and a 600 square foot manager's office. The proposed project will require approximately 882 cubic yards of cut and approximately 352 cubic yards of fill. The property is a 10.86 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-260-019 located at **5152 Foothill Road** in the Carpinteria area, First Supervisorial District (Continued from 6-16-17 & 1-5-18).

**SBAR COMMENTS:**

- a. Project received preliminary and final approvals as revised during the hearing on final plan set.

**ACTION: Vrtiak moved, seconded by Froscher and carried by a vote of 5 to 0 to Grant Final Approval of 17BAR-00000-00076.**

4. **18BAR-00000-00018 Value Partners Addition and Remodel Toro Canyon**  
(Planner Not Yet Assigned) **Jurisdiction:**  
Request of Robin Donaldso, architect for Arnold Gilberg to consider Case No. 18BAR-00000-00018 for **Conceptual Review of a 724 square foot addition and 218 square foot remodel.** The following structures currently exist on the parcel: a 1,409 square foot residence. The proposed project will not require grading. The property is a 11,399 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006 located at **3290 Beach Club Road** in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENTS: Valerie Hoffman and Margaret Baker**

**SBAR COMMENTS:**

- a. Show existing and proposed elevations on the same sheet at a smaller scale (e.g. 1/8") for a clearer presentation.
- b. Acceptable design at a conceptual level.
- c. Return for preliminary and final reviews before the full board.

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

5. **18BAR-00000-00020** **Ballantyne Nursery Office** **Goleta**  
18LUP-00000-00056 (Planner Not Yet Assigned) **Jurisdiction: Ridgeline**

Request of Karl Kras, architect for the owner Lynn Ballantyne to consider Case No. 18BAR-00000-00020 for **Conceptual Review of a new 800 square foot commercial nursery office with detached 450 square foot garage**. The following structures currently exist on the parcel: a 1,491 square foot private barn. The proposed project will require approximately 30 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 15.68 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-090-036 located at **500 Farren Road** in the Goleta area, Third Supervisorial District.

**SBAR COMMENTS:**

- a. Size, bulk, scale, height and style are all appropriate.
- b. Like contrast between contemporary forms and proposed nursery office use.
- c. Very appropriate use of materials given context.
- d. Return for preliminary and final reviews before the full board.

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

6. **18BAR-00000-00021** **Vineyard Preservation LLC – Guest House** **Goleta**  
18LUP-00000-00021(Planner Not Yet Assigned) **Jurisdiction: Ridgeline**

Request of Eva Turenchalk, agent for Jonathon and Jennifer Blum to consider Case No. 18BAR-00000-00021 for **Conceptual Review of a 1,385 square foot guest house**. The following structures exist on the property: a 2,151 square foot main residence. The proposed project will require approximately 75 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-120-008 located at **5617 West Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

**SBAR COMMENTS:**

- a. Acceptable project even though it is perpendicular to the grade.
- b. Grading with retaining walls is acceptable.
- c. Size, bulk, scale, height and style are all acceptable.
- d. Consider centering entry under arch.
- e. Increase size of posts to eg 8x8.
- f. Return for preliminary and final reviews before the full board.

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

7. **18BAR-00000-00023** **Yamada Addition** **Goleta**  
18CUP-00000-00071 (Alex Jimenez, Planner) **Jurisdiction: Urban**

Request of Don Swann, agent for Patricia Yamada to consider Case No. 18BAR-00000-00023 for **Conceptual Review of Case No. 18BAR-00000-00023 for a 150 square foot upper floor addition**. The following structures currently exist on the parcel: a 2,113 square foot two story residence with a 480 square foot attached two car garage. The proposed project will not require grading. The property is a .22 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-550-029 located at **5445 Thames Ct.** in the Goleta area, Second Supervisorial District.

**SBAR COMMENTS:**

- a. Proposed size, bulk, scale, height and style are appropriate.
- b. Consider color change for house.
- c. Return for preliminary and final reviews before the full board.

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

8. **18BAR-00000-00025** **Knight Family Trust – Single Family Dwelling and Pool** **Goleta**  
18LUP-00000-00077 (Planner Not Yet Assigned) **Jurisdiction: Rural**

Request of Douglas Gheza, agent for Steve and Janine Knight to consider Case No. 18BAR-00000-00025 for **Conceptual Review of a new 3,389 square foot residence**. The following structures currently exist on the parcel: a 913 square foot guesthouse. The property is a 5 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-023 located at **1300 Spur Valley Lane** in the Goleta area, Second Supervisorial District.

**PUBLIC COMMENTS: Shubra Agrawal and Divgakant Argawal**

**SBAR COMMENTS:**

- a. Proposed size, bulk, scale and height are all appropriate.
- b. Style needs to be developed.
  1. Inconsistencies in Farmhouse vernacular:
    - i. Add dividers to double hung windows.
    - ii. Eliminate glass on garage door
    - iii. Restudy battens in board and batten siding. Consider 2 ½ - 3" wide battens, closer together.
    - iv. Enlarge window trim.
  2. Right side of north elevation and left side of south elevation with deck need to be integrated into each other.
  3. Unusual roof condition: restudy for connection to farmhouse vernacular. Looks like plantation vernacular.
  4. Like the idea of a farmhouse but the proposed emphasis on the garages in. Inappropriate. Consider detaching.
- c. Need to work on site. Return with a landscape plan.
  5. Identify oaks on plan.
  6. Palm trees are completely out of character.
  7. Reduce amount of paved areas.
- d. Return or further conceptual review.

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

9. **16BAR-00000-00198** **Munoz Residence Second Story Addition** **Santa Barbara**  
**16LUP-00000-00482** (Tammy Weber, Planner) **Jurisdiction: Goleta**

Request of Xavier F. Cobiani, agent for the owner, Raymond Munos, to consider Case No. 16BAR-00000-00198 for **Preliminary and Final Approval of a residence second story addition of approximately 1,026 square feet**. The following structures currently exist on the parcel: a single story residence with garage of approximately 1,743 square feet. The proposed project will not require grading. The property is a .15 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-422-003, located at **5085 Santa Susana** in the Santa Barbara area, Second Supervisorial District *(Continued from 11-4-16, 4-7-17, 9-1-17 & 1-5-18)*.

**PUBLIC COMMENTS: Joseph Olsen**

**SBAR COMMENTS:**

- a. Need a Landscape plan.
- b. Window at west elevation is poorly placed: restudy.
- c. Restudy and simplify entry.
- d. Eliminate balcony in favor of Juliette balcony with pair of doors that open.
- e. Return for preliminary and final reviews with standard requirements, including details and materials board.

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

10. **18BAR-00000-00026** **Quackenbush New Single Family Dwelling** **Carpinteria**  
**18CDH-00000-00007**(Nicole Lieu, Planner) **Jurisdiction:**

Request of Siemens Planning, agent for Ned Quackenbush to consider Case No. 18BAR-00000-00026 for **Conceptual Review of a new 2,800 square foot residence, 1,250 square foot deck and stairs, a 475 garage, a 275 square foot equipment vault and a 1,260 square foot enclosed subfloor**. The parcel is currently vacant. The proposed project will require approximately 330 cubic yards of cut and approximately 40 cubic yards of fill. The property is a 8.81 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-011 located at **501 Sand Point Road** in the Carpinteria area, First Supervisorial District.

**PUBLIC COMMENTS: Tim Robinson**

**SBAR COMMENTS:**

- a. Proposed size, bulk, scale, height and style are appropriate.
- b. Exposed piers appear appropriately nautical.
- c. Study fenestration. Consider raising windows.

- d. Restudy entry.
- e. End house at the deck on EHS east: Turn stairway and reduce length of house and deck.
- f. Consider reorienting garage to face SW to gain additional landscape area and reduce square footage of driveway. Eliminate retaining wall.
- g. Return with landscape plan
- h. Environmental context is questionable. Planner to give input on planning and environmental issues.
- i. Need to understand neighborhood for issues of compatibility.
- j. Will need a site visit with story poles.
- k. Return for further conceptual and preliminary reviews.

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

**11. 17BAR-00000-00087 Farnsworth Cutback and Addition Isla Vista**

17CDH-00000-00020 (Travis Lee, Planner) **Jurisdiction:**

Request of Jamie B. Myer, architect for the owner, Don Farnsworth, to consider Case No. 17BAR-00000-00087 for **Preliminary and Final Approval of a Remodel and Addition (bluff cutback) to existing duplex; cutback of 575 square feet (first floor), 395 square foot addition (first floor), cutback of 575 square feet (second floor), and 667 square foot addition (second floor).** The following structures currently exist of the parcel; 2,430 square foot duplex. The proposed project will not require grading. The property is a 3,880 square foot acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-192-002 located at 6779 Del Playa in the Goleta area, Third Supervisorial District. *(Continued from 8-11-17 & 2-2-18)*

**SBAR COMMENTS:**

- a. Appreciate changes made particularly in center portion of structure.
- b. Project received preliminary and final approvals

**ACTION: Pujio moved, seconded by Froscher and carried by a vote of 6 to 0 to Grant Preliminary and Final Approval of 17BAR-00000-00087.**

**12. 17BAR-00000-00093 Doshay Barn Summerland**

17CDP-00000-00075 (Joyce Gerber, Planner) **Jurisdiction: Ridgeline**

Request of Steve Fort, agent for the owner, Glen Doshay, to consider Case No. 17BAR-00000-00093 for **a Further Conceptual of a new 2,084 square foot barn.** The following structures currently exist on the parcel; a 6,201 square foot single family dwelling, 1,087 square foot attached garage, 796 square foot cabana, and a 792 square foot guesthouse. The proposed project will require approximately 800 cubic yards of cut and 275 cubic yards of fill. The property is a 21.55 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-030-041 located at **550 Freehaven Drive** in the Summerland area, First Supervisorial District. *(Continued from 7-25-17, 2-2-18 & 3-2-18 (not heard))*

**PUBLIC COMMENTS: Kathleen Weinheimer, Zina Block, Sandy Stahl and Michael Keaton**

**SBAR COMMENTS:**

- a. One member stated that there is no issue with the design of the structure.
- b. Members are torn: on the one hand, the structure as proposed is on a knoll which is not advisable as it is highly visible to valley affecting privacy and viewshed. One member sees no issue in respect to visibility.
- c. Three members would like to see the area adjacent to Freehaven studied further where structure would be within designated building envelope.
- d. Return for further preliminary review.

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

**13. 17BAR-00000-00060 Via Real LLC Development Carpinteria**

(Joyce Gerber, 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)*

**PUBLIC COMMENTS: Mindy Wolfe, Alison Grube, Anna Carrillo**

**SBAR COMMENTS:**

- a. Appreciate neighborhood outreach.
- b. Architecture and landscape design are excellent.
- c. Site planning and architecture complement each other. Fits well with site.
- d. Changes are well done.
- e. Very supportive of riparian corridor restoration and native revegetation.
- f. Avoid use of cobra lights along streetscape.
- g. Restudy shape of retention basin to maximize useable lawn area for activity.
- h. Restudy vegetation around entrance for safety concerns.
- 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.*

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Froscher moved, seconded by Gilliland, and carried by a vote of 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, April 6, 2018 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:08 P.M.

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# COUNTY OF SANTA BARBARA



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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 1, 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 9:07 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>Josh Blumer</b>	
<b>Valerie Froscher</b>	
<b>Laurie Romano</b>	
<b>Ciara Ristig</b>	<b>SBAR Planner</b>
<b>Lia Graham</b>	<b>SBAR Secretary</b>

**COMMITTEE MEMBERS ABSENT:**

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT: Ed Kalasky, J. Johnson**
- II. AGENDA STATUS REPORT: Item 3 requested to be continued to November 15, 2019, Item 4 requests a continuance, Item 8 requested to be dropped. Lia Graham suggested that items that drop or cancel perhaps be prevented from being scheduled for the next SBAR meeting.**
- III. MINUTES: Blumer moved, seconded by Gilliland carried by a vote of 4 to 0 to 1 (Romano abstained) to approve the minutes of October 18, 2019 as amended.**
- IV. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Recommend including time certain block of 8:45 for the Consent Agenda.**
- V. STAFF UPDATE:**
- VI. CONSENT AGENDA:**

<b>C-1. 18BAR-00000-00010</b>	<b>Drasdo Demo / Rebuild</b>	<b>Carpinteria</b>
18CDH-00000-00009 (Sean Stewart (805) 568-2517, Planner)		<b>Jurisdiction: Coastal</b>
Request of Mary Andrulaitis, architect for Jim and Wendy Drasdo to consider Case No. 18BAR-00000-00010 for <b>Final Approval on Consent of a new 1-story 4,617 gross square foot single family dwelling with 495 gross square feet of enclosed storage below and a 742 gross square foot detached garage with a 596 gross square foot cabana above.</b> The project also includes associated landscaping, decking and hardscaping. The following structures exist on the parcel currently and are		

proposed for removal: a 1,933 square foot single family residence, 849 square foot guest house and 146 square foot shed. Grading would include 320 cubic yards of cut, 170 cubic yards of import and 490 cubic yards of fill. The property is a .51 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-004 located at **4525 Avenue del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 03-02-19 & 8-23-19)

**ACTION: Froscher moved, seconded by Keep, and carried by a vote of 5 to 0 to grant Final Approval to 18BAR-00000-00010.**

**C-2. 19BAR-00000-00150 O'Leary Additions Goleta**  
 (Kara Koenig, Planner) **Jurisdiction: Urban**

Request of Gretchen Zee, architect for Barbara and Kevin O'Leary to consider Case No. 19BAR-00000-00150 for **Preliminary and Final Approval on Consent of a 184 square foot addition to an existing family dwelling.** The project will not require grading. The property is a 6,425 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-132-001 located at **362 San Domingo Drive** in the Goleta area, Second Supervisorial District. (Continued from 08-23-19 & 9-20-19)

**ACTION: Froscher moved, seconded by Keep, and carried by a vote of 5 to 0 to grant Preliminary and Final Approval to 19BAR-00000-00150.**

**C-3. 19BAR-00000-00136 Kunze Additions Goleta**  
 19LUP-00000-00284 (Nicole Lieu (805) 884-8068, Planner) **Jurisdiction: Urban**

Request of Shelter Architecture, for John and Janet Kunze to consider Case No. 19BAR-00000-00136 for **Final Approval on Consent of a 426 square foot addition to the first floor and a 217 square foot to the second floor.** The following structures currently exist on the parcel: a 2 story single family dwelling. The proposed project will not require grading. The property is a .22 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-484-006 located at **991 St. Mary's Lane** in the Goleta area, Second Supervisorial District. (Continued from 08-23-19 & 9-20-19)

**ACTION: Froscher moved, seconded by Keep, and carried by a vote of 5 to 0 to grant Final Approval to 19BAR-00000-00136.**

**VII. STANDARD AGENDA:**

**The Representatives of the following item should be in attendance at this SBAR Site Visit by 9:45 A.M.**

**1. 18BAR-00000-00026 Sanddew LLC New Single Family Dwelling Carpinteria**  
 18CDH-00000-00007 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of Siemens Planning, agent for Sanddew LLC to consider Case No. 18BAR-00000-00026 for Further Conceptual review of a new 3,188 square foot residence; 778 square foot attached screened-in carport; 1,516 square foot decks/stairs; a 396 square foot equipment vault; and a 233 square foot pool. The parcel contains utility lines, two seawalls, an RV parking/picnic area, and a driveway/parking area. The proposed project will require approximately 80 cubic yards of cut and 0 cubic yards of fill. The property is 8.95 acres and is zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-011 located at **501 Sand Point Road** in the Carpinteria area, First Supervisorial District (Continued from 03-16-19).

**The Representatives of the following item should be in attendance at this SBAR Meeting by 10:45 A.M.**

**2. 18BAR-00000-00026 Sanddew LLC New Single Family Dwelling Carpinteria**  
 18CDH-00000-00007 (Nicole Lieu, Planner) **Jurisdiction: Coastal**



Request of Siemens Planning, agent for Sanddew LLC to consider Case No. 18BAR-00000-00026 for Further Conceptual review of a new 3,188 square foot residence; 778 square foot attached screened-in carport; 1,516 square foot decks/stairs; a 396 square foot equipment vault; and a 233 square foot pool. The parcel contains utility lines, two seawalls, an RV parking/picnic area, and a driveway/parking area. The proposed project will require approximately 80 cubic yards of cut and 0 cubic yards of fill. The property is 8.95 acres and is zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-011 located at **501 Sand Point Road** in the Carpinteria area, First Supervisorial District (Continued from 03-16-19). (Appearance by Danny Longwell, Jennifer Siemens, Jennifer Van Atten)

**PUBLIC COMMENT:** none.

**SBAR COMMENTS:**

- a. Board supportive of overall concept, location, use of materials, landscape.
- b. Board supportive of structure raised on pylons (without breakaway walls).
- c. Concerns regarding height and length of structure- study ways to reduce overall height, reduce plate height, reduce length of house, overall size, and minimize environmental footprint.
- d. Remove proposed a/c units from roof, place on ground or remove entirely.
- e. Show engineering required for the project (structural, mechanical) to lower building height and show realistic building volume.
- f. Concrete roof would lower height of overall structure and carry load of green roof.
- g. Extend berm to the north along western property boundary.
- h. Screening along north side of the carport to reduce visual impact.
- i. Use of glass is extensive. Some board members have concerns about reflective qualities of glass railing. Study breakup of length of glass with alternate materials.

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

3. **19BAR-00000-00160** **Watanabe Addition** **Goleta**  
19LUP-00000-00361 (Planner Not Yet Assigned) **Jurisdiction: Urban**  
Request of Syndi Souter and Tony Xiques, agent for Shaohong Watanabe to consider Case No. 19BAR-00000-00160 for **Conceptual Review and Preliminary and Final Approval of a 555 square foot garage conversion to habitable space, 492 square foot addition, 330 square foot addition to the existing single family dwelling and a new 682 square foot detached garage.** The following structures exist on the parcel currently: 1,883 square foot single family dwelling. 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)).

*Continued at request of applicant.*

4. **19BAR-00000-00173** **Lambe Residential Additions** **Goleta**  
19CDH-00000-00031 (Kara Koenig (805) 568-3510, Planner) **Jurisdiction: Urban**  
Request of Wade Davis Design, agent for John and Maren Lambe to consider Case No. 19BAR-00000-00173 for **Conceptual Review of a new 464 square foot detached two car garage.** The following structures exist on the parcel currently: 1,736 square foot residence with 86 square foot basement and 465 square foot covered parking. The proposed project will require approximately 20 cubic yards of cut and approximately 20 cubic yards of fill. The property is a .45 acre parcel zoned Res-1.8 and shown as Assessor's Parcel Number 065-300-005 located at **5266 Louisiana Place** in the Goleta area, Second Supervisorial District. (Continued from 10-18-19 (Not Heard)).

*Continued at request of applicant.*

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

5. **19BAR-00000-00181** **Terre Workshop** **Hope Ranch**  
19LUP-00000-00415 (Delaney Roney (805) 568-2053, Planner) **Jurisdiction: Ridgeline**  
Request of Ray Ames and Tom Ochsner, agent for Bill Terre, to consider Case No. 19BAR-00000-00181 for Conceptual Review of a detached 1,000 square foot workshop. Workshop will be approx. 19 feet in height. Also included is a 6 foot tall retaining wall that will run approx. 45 linear feet. Grading will consist of 60 cubic yards of cut and 60 cubic yards of fill. The following structures exist on the parcel currently: a 2,520 square foot single family dwelling and 400 square foot single family dwelling. The property is a 2.62 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-142-003 located at 1170 Estrella Drive in the Hope Ranch area, Second Supervisorial District.

Applicant did not show.

6. **19BAR-00000-00192** **HIP Garden Court Exterior Alteration** **Isla Vista**  
(Planner Not Yet Assigned) **Jurisdiction: Urban**  
Request of Cearnal Collective, agent for HIP Garden Court to consider Case No. 19BAR-00000-00192 for Conceptual Review of an exterior façade remodel (18,000 to 30,000 square feet). The following structures exist on the parcel currently: six buildings over a basement parking garage. The proposed project will not require grading. The property is a 2.42 acre parcel zoned AR-H-20 and shown as Assessor's Parcel Number 075-020-038 located at 6689 El Colegio Road, in the Isla Vista area, Third Supervisorial District. (appearance by Brian Cearnal, Martha, Rahelio)

**PUBLIC COMMENT: Devon McLennan, Chris Decondi**

**SBAR COMMENTS:**

- a. **Good project, positive improvements to structure.**
- b. **Get a survey to verify property line.**
- c. **Add details and colors to break up and enhance the elevations.**
- d. **Bring color palette to interior courtyard.**
- e. **Existing dormers are supported by some members because they breakup the long elevation.**
- f. **Use different and larger trees along facades at varying intervals.**

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

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

1. **19BAR-00000-00085** **Montecito Ranch Estates Single Family Dwelling Lot 4** **Summerland**  
(Travis Lee, (805) 568-2046, Planner) **Jurisdiction: Urban**  
Request of DMHA, agent for Montecito Ranch Estates to consider Case No. 19BAR-00000-00085 for **Final Review of a new 5,927 square foot residence, 830 square foot attached garage and a 800 square foot guest house.** The lot is currently vacant. The proposed project will require less than 500 cubic yards of cut and less than 500 cubic yards of fill. The property is a 5 acre parcel zoned RR-5 Hillside Residential and shown as Assessor's Parcel Number 005-210-064 located at **2740 Montecito Ranch Place** in the Summerland area, First Supervisorial District. (Continued from 5-17-19, 9-6-19)

**SBAR COMMENTS:**

- a. **Reduce chimney diameter of the two larger chimneys.**
- b. **Return with physical color board.**
- c. **Add vine on chain link fence.**
- d. **Add fence with softening vegetation (i.e. vine).**
- e. **Add recessed window detail.**

- f. Add entry gate detail and simplify gate.
- g. Add shrubs along hogwire fence.

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

8. **18BAR-00000-00154 Lassiter Addition and Exterior Alterations** **Summerland**  
19LUP-00000-00041 (Jessica Madamba (805) 568-2053, Planner) **Jurisdiction: Urban**  
Request of Kelly Teich, architect for James and Mai Lassiter to consider Case No. 18BAR-00000-00154 for **Final Approval of an Exterior Renovation of an existing 6,270 square foot single family dwelling and a 500 square foot cabana.** The proposed project will not require grading. 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)

**Dropped from agenda because of pending planning issues.**

*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 2:35 P.M.

# COUNTY OF SANTA BARBARA



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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of September 4, 2020**

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

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair Blumer at 9:06 A.M..

**COMMITTEE MEMBERS PRESENT:**

**Chris Gilliland**                      **Chair**  
**Josh Blumer**                        **Vice Chair - Consent Reviewer**  
**Alex Pujo**  
**John Vrtiak**

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

**COMMITTEE MEMBERS ABSENT:**

Valerie Froscher

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT: Item numbers 1-3 were continued to the September 18<sup>th</sup> and October 2<sup>nd</sup>. Member Blummer moved seconded by Pujo to make these changes.**

**IV. MINUTES: August 28, 2020 Member Blummer moved seconded by member Vrtiak, members Pujo and Gilliland recuse from specific items on the agenda.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**

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

**VII. CONSENT AGENDA:**

**C-1. 19BAR-00000-00214                      Meszner-Eltrich Landscaping and Modification                      Goleta**  
19CDH-00000-00032 (Willow Brown (805) 568-2040, Planner)                      **Jurisdiction: Urban**  
Request of Keith Bartlett, agent for Suzanne Meszner-Eltrich to consider Case No. 19BAR-00000-00214 for **Final Approval on Consent of landscape, water feature, and AC heat pump**. The proposed project includes a modification reduce the current 25' east side yard setback to 20' to allow for the placement of AC heat pumps. The following project will require approximately 45 cubic yards of cut and 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 Creciento Drive** in the Santa Barbara area, Second Supervisorial District.

No action was taken. The applicant may return for Final Approval on consent.

**VIII. STANDARD AGENDA:**

**The Representatives of the following items should be prepared to present their projects via GoToMeeting by 9:15 A.M.**

**1. 19BAR-00000-00125 Melodious Plots/Everbloom Cannabis Cultivation Carpinteria**

19CDP-00000-00017, (Tina Mitchell (805)934-6289, Planner) Cannabis  
19DVP-00000-00016

Request on behalf of the property owner, Eduard Van Wingerden, to consider Case No. 19BAR-00000-00125 for 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.

**Project not heard. This project was continued to the October 2<sup>nd</sup> agenda.**

**2. 19BAR-00000-00124 Maximum/Orbiter, Inc/Saga, Inc Cannabis Cultivation Carpinteria**

19CDP-00000-00018, (Tina Mitchell (805)934-6289, Planner) Cannabis  
19DVP-00000-00017

Request on behalf of the property owner, Winfred Van Wingerden, for a Development Plan and associated Coastal Development Permit to allow approximately 186,813 square feet of mixed-light cannabis cultivation in an existing, permitted greenhouse. The project request includes an increase in the height of the existing greenhouses by 6-feet for a proposed new 22-foot roof ridge height. All cultivation activities including ancillary processing (such as drying, trimming, and employee break areas) will occur within the existing packing house on the property. The existing, partially permitted 7,517 square foot packing house/office to remain was improved with 1,517 square feet of as-built additions (to be validated as part of this permit) for storage and mechanical equipment. Numerous as-built improvements as proposed to be validated as part of this permit as described in the complete project description. The project includes the removal of approximately 46,700 square feet of impervious concrete and asphalt and replacement with pervious concrete. Approximately 820 cubic yards of cut and fill of grading is being proposed solely for surface preparation for the proposed pervious concrete. No

trees or vegetation are proposed for removal. The property is a 6.43-acre parcel zoned AG-I-10, shown as Assessor's Parcel Number 004-003-005, known as 4555 Foothill Road in the Carpinteria area, First Supervisorial District.

**Project not heard. This project was continued to the September 18<sup>th</sup> agenda.**

3. **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 Conceptual Review 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

**Project not heard. This project was continued to the October 2<sup>nd</sup> agenda.**

4. **20BAR-00000-00021** **SLO Cultivation** **Carpinteria**  
**18CDH-00000-00031 (Gwen Beyeler, Planner)** **Jurisdiction: Cannabis**  
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 & 8-14-20)

**PUBLIC COMMENT:**

- a. Maureen Claffey: various concerns with parking and site design.
- b. Anna Carrillo: various concerns with access and site design.
- c. Annie Bardach: concerns with fire access road.

**SBAR COMMENTS:**

- a. **Presentation is thorough and the Board appreciates the additional site photos.**
- b. **Board advises architect to draw sections of retention basin using 1:1 (H:V) ratio.**
- c. **Retention basin design is well defined and acceptable as proposed.**
- d. **The Board believes that security lighting, driveway, and landscaping is well coordinated with project scope and acceptable as proposed.**
- e. **One Board member recommends studying whether additional screening is possible around greenhouses.**
- f. **The Board supports the applicant proposal to install landscaping on the adjacent property as shown on sheet L-1.5 and recommends using more substantial planting on both sides of driveway from Foothill Road.**
- g. **Consider using more substantial planting for screening rather than avocado trees.**
- h. **Applicant is encouraged to increase the sizing of plantings proposed adjacent to retention basin.**

- i. **Board requests applicant to return with letter from Fire Department indicating why alternative vehicular access from Via Real is infeasible.**

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

5. 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 5,057 square foot single family dwelling. The property is currently vacant, grading for this project is to be determined. 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)

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. Applicant has successfully addressed previous comments and the project is generally acceptable as proposed.
- b. Architectural design is well executed and new grading plan appropriately incorporates natural topography rather than engineered slopes.
- c. Hammerhead appears large and could be redesigned to appear more casual. Study ways to soften hammerhead and incorporate on-site parking.
- d. Provide site sections, north, south, east, west, a minimum of 20 feet beyond the building envelope on all sides.
- e. Return with additional details for roof tile and window details.
- f. Study overall color palette of neighborhood and design a balanced harmony between landscaping and built environment; Board recommends use of darker wall color rather than white.
- g. Be more specific on color and material selections.
- h. Find greater balance with materiality on structure.
- i. Utilize Mediterranean landscaping closer to house and incorporate natives further from house.
- j. Include color, materials, and landscape elements to 3D renderings.

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

6. 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 5,011 square foot single family dwelling, and 577 square foot pool cabana. The property is currently vacant, grading for this project is to be determined. 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)

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. Overall architectural style is appropriate.
- b. Grading appears natural and is appropriate.
- c. Study garage front elevation.
- d. Consider using slump stone or larger brick material that emulates adobe style brick.

- e. Front door is hard to find and should be improved.
- f. Location of trellis on north side should be re-studied.
- g. Return with plans that label elevations with N-S-E-W rather than “front” or “rear”.
- h. Return with plans that show finished floor, plate heights, etc.
- i. Return with site plans that include an overall site plan on one sheet and a floor plan with a callout box showing the overall site plan on another sheet.
- j. Study transition between main (shared) driveway and individual driveway.
- k. Provide materials and details for columns and beams of trellis to ensure they are consistent with style of house.
- l. Provide site sections, north, south, east, west, a minimum of 20 feet beyond the building envelope on all sides.
- m. Re-study shape of hammerhead driveway to mitigate engineered look.
- n. Return with more developed landscape plans.
- o. Study use of architectural elements in “rear” elevation and pool cabana to create a more cohesive style.
- p. Include color, materials, and landscape elements to 3D renderings.

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

7. 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 5,469 square foot single family dwelling. The property is currently vacant, grading for this project is to be determined. 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)

**PUBLIC COMMENT:**  
Mark Chytilo.

**SBAR COMMENTS:**

- a. Most of the Board feels that the overall project is good and materiality is appropriate.
- b. One Board member feels that style and materiality should be simplified and unified throughout.
- c. Hammerhead is improved.
- d. Layout of site hardscape is overly formal. Walkways appear mechanical and not appropriate for setting.
- e. Study use of window sizes and shapes to be more cohesive throughout. Consider providing shade protection at large windows.
- f. Use sun protection elements appropriately – sun protection in north should be different than those used in south elevations.
- g. Re-study front door and clarify how the front door access is announced – intent of how to access interior court is unclear.
- h. Include on architectural plans the immediate site elements and how the floor plan relates to the site plan.
- i. Study slight roof crack to provide larger separation between roof or continue same roof height.
- j. Provide site sections, north, south, east, west, a minimum of 20 feet beyond the building envelope on all sides.
- k. Include color, materials, and landscape elements to 3D renderings.
- l. Use drop at south edge of pool instead of sloping site.
- m. Either develop pool and surrounding hardscape fully or show a general location of pool in dashed lines to indicate further development by future owner.

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



8. 18BAR-00000-00026 Sanddew LLC New Single Family Dwelling Carpinteria  
18CDH-00000-00007 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of Siemens Planning, agent for Sanddew LLC to consider Case No. 18BAR-00000-00026 for Further Conceptual review of a new 3,188 **3,256 net/3,550 gross** square foot **raised single story residence**; 778 **771** square foot attached screened-in carport; 1,516 **1,667** square foot decks/stairs; a 396 **338 net/416 gross** square foot equipment vault, **76 net/106 gross square foot trash enclosure**; and a 233 **335** square foot pool and spa. **The lower level of the residence will be considered uninhabited and will be completely open and unobstructed with the exception of the screened carport and concrete mechanical vault/trash enclosure. A total of 1.00 acre will be revegetated and restored to replace weed-dominated habitat with native dune species.** The parcel contains utility lines, two seawalls, an RV parking/picnic area, and a driveway/parking area. The proposed project will require approximately 80 cubic yards of cut and 0 cubic yards of fill. The property is 8.95 acres and is zoned 10-R-1 and shown as Assessor's Parcel Number 004-098-011 located at **501 Sand Point Road** in the Carpinteria area, First Supervisorial District (Continued from 03-16-19 & 11-01-19).

**PUBLIC COMMENT: none.**

**SBAR COMMENTS:**

- a. **Project is excellent. The design is executed with quality style and materials. All previous comments have been appropriately responded to by the applicant team.**

*Project reviewed only, no action was taken. Applicant may return for Preliminary and Final Approval following approval of the project by the Zoning Administrator.*  
08-28-20.doc

8. 20BAR-00000-00016 Neff New Dwelling, Garage, ADU and Pool Toro Canyon  
20CDH-00026/20VAR-00002 (Delaney Roney 805-568-2033) **Jurisdiction: Rural**

Request of Jennifer Siemens, agent for Shawn Neff to consider Case No. 20BAR-00000-00016 for **Further Conceptual Review and viewing of story poles of a new 4,113 net square foot multi-level house, 488 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).

**PUBLIC COMMENT: None.**

**SBAR COMMENTS:**

- a. **Siting of proposal is respectful to privacy between neighbors.**
- b. **The proposed setback on Padaro Lane is consistent with neighbor conditions, maintains continuity of the neighborhood, and the proposed structure is geometrically situated to respond directly to the adjacent structures. Location of proposed structure is appropriate in terms of setbacks. Therefore, the Board supports the Variance with the right to comment further on mass, bulk and scale at the next meeting.**
- c. **Board is supportive of proposed materials and architectural style.**
- d. **Board suggests integrating architectural shade element for second story deck and spa.**
- e. **Study additional planting space where possible, particularly around property boundaries. Return with landscape plan.**
- f. **Board requires site visit and story poles.**

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

***There being no further business to come before the Board of Architectural Review Committee, Committee Member 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, September 18, 2020 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 3:45 P.M.

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