



# COUNTY OF SANTA BARBARA

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## SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA

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

**Meeting Date: January 21, 2011  
9:00 A.M.**

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**NOTICE: All revised plan sets will be due to Planning and Development the Monday prior to the scheduled SBAR meeting by noon. The planner's memo providing comments to the SBAR will be posted with the SBAR agenda on the website by noon the Wednesday prior to the SBAR meeting.**

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Jeremy Roberts	Will Rivera	<b>Chair</b>
Glen Morris	Martha Gray	<b>Vice Chair</b>
Steve Willson	Anita Hodosy-McFaul	<b>SBAR Secretary</b>
Jeff Yardy	Anne Almy	<b>Supervising Planner</b>
Lane Goodkind		

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- All approvals made by this Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
- If you cannot appear for an agenda item, you must notify Planning and Development by Thursday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
- Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
- Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
- If your case appears on the Consent Agenda, it is recommended, but not required, that you or your representative appear at the Consent Review (8:45 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
- In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
- Board of Architectural Review approvals do not constitute Land Use Clearances.
- The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of BAR approved plans for accurate figures.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the South Board of Architectural Review and that are distributed to a majority of all of the members of the South Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

**ADMINISTRATIVE AGENDA:**

- I. PUBLIC COMMENT:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of January 7, 2011 will be considered.
- IV. CONSENT AGENDA: None**
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS**
- VI. STAFF UPDATE**
- VII. STANDARD AGENDA:**

**The Representatives of the following items should be in attendance at this SBAR Meeting by 9:30 A. M.**

**Isla Vista/Goleta**

- 1. 11BAR-00000-00001 Toor First and Second Story Residence Addition Goleta  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Edward V. Deras, agent for the owner, **Iqbal K. Toor**, to consider Case No. 11BAR-00000-00001 for **conceptual review of a first floor residence addition of approximately 387 square feet and second floor addition of approximately 1,215 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,373 square feet and garage of approximately 441 square feet. The proposed project will require approximately 13 cubic yards of cut and no fill. The property is a .20 acre parcel zoned R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District.**
- 2. 10BAR-00000-00062 Essex Property Trust Monument Sign Goleta  
10LUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**  
Request of Tracy Parker, Woflpack Sigh Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00062 for **preliminary approval of one monument sign of approximately 27.53 square feet.** The following structures currently exist on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **775 Camino Del Sur** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10, 6/18/01, 7/02/10 & 7/16/10 & 12/03/10)**

**The Representatives of the following items should be in attendance at this SBAR Meeting by 10:00 A. M.**

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

3. **10BAR-00000-00204** **Grimes Demolition/New Residence** **Hope Ranch**  
10MOD-00000-00003 **Jurisdiction: Ridgeline/Modification – Urban/Coastal**  
10CDP-00000-00104 (Allen Bell, Planner)
- Request of Peter Becker, architect for the owners, Brett and Marisa Grimes, to consider Case No. 10BAR-00000-00204 for **conceptual review of demolition of an existing residence and accessory structures and construction of a new residence of approximately 4,171 square feet, attached garage of approximately 621 square feet, loggia of approximately 460 square feet, decks of approximately 740 square feet, uncovered patios of approximately 660 square feet, driveway of approximately 5,500 square feet, pool of approximately 675 square feet, and retaining walls of approximately 410 linear feet. The project also includes a proposed modification to reduce the required front setback from 75 feet to 62 feet.** The following structures currently exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 960 cubic yards of cut and 960 cubic yards of fill. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at **4015 Corta Road** in the Hope Ranch area, Second Supervisorial District.

**Toro Canyon/Summerland/Carpinteria Areas**

4. **10BAR-00000-00207** **Van Wingerden Greenhouse** **Toro Canyon**  
10DVP-00000-00010 (Julie Harris, Planner) **Jurisdiction: CA Overlay & Toro**
- Request of Bradley R. Miles, agent for the owners, June and Rene Van Wingerden, to consider Case No. 10BAR-00000-00207 for **conceptual review of a greenhouse of approximately 264,500 square feet.** The following structures currently exist on the parcel: three plant shelters for a total of approximately 123,000 square feet. The proposed project will not require grading. The property is a 13.655 acre parcel zoned AG-I-10 with the CA Overlay and shown as Assessor's Parcel Number 005-310-024, located at **3889 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.
5. **10BAR-00000-00200** **Nardiello Residence Additions** **Toro Canyon**  
10CDP-00000-00103(Brian Banks, Planner) **Jurisdiction: Toro**
- Request of David Beaumont, architect for the owner, David Nardiello, to consider Case No. 10BAR-00000-00200 for **preliminary/final review of a residence addition of approximately 2,335 square feet and covered porch of approximately 1,958 square feet, and open deck of approximately 215 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 1,882 square feet and garage of approximately 520 square feet. The proposed project will not require grading. The property is a 5.01 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 005-280-034 & 155-160-010, located at **3520 Foothill Road** in the Coastal Toro Canyon area, First Supervisorial District. (Continued from 1/07/11)

**The Representatives of the following items should be in attendance at this SBAR Meeting by 11:00 A. M.**

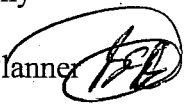
- 6. Cruces/Lohman, LLC SFD Remodel & New Addition**  
**09BAR-00000-00136 Guest House Demo & New Guest House Toro Canyon**  
09CDP-00000-00071 (Julie Harris, Planner) **Jurisdiction: Ridgeline Rural/Toro**  
Request of Richele Mailand, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for **preliminary/final approval of after-the-fact remodel and additions to an existing SFD including garage conversion of approximately 484 square feet and net addition of approximately 164 square feet; new SFD addition of approximately 1,407 square feet; and new detached guest house/accessory structure with a guest house of approximately 781 square feet, personal office of approximately 244 square feet, approximately 600 square feet of storage area below, and demolition of 446 square feet of guest house decks and construction of new guest house terraces and decks of approximately 624 square feet; and after-the-fact development of a new pump house of approximately 100 square feet. Three coast live oak trees have been removed. The project includes 680 lineal feet of retaining walls, 795 lineal feet of decorative walls, grading and road improvements for fire access and approximately 960 cubic yards of cut and 960 cubic yards of fill, which have already occurred.** The following structures currently exist on the parcel: a residence of approximately 2,576 square feet, garage of approximately 484 square feet (converted as above) and storage shed (recently demolished) of approximately 240 square feet. A 797 square foot guest house with 446 square feet of decks has been demolished in same footprint of the new guest house/accessory structure. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 9/11/09, 5/7/10, 11/19/10 & 12/17/10)
- 7. 10BAR-00000-00193 Turnbull New Residence Summerland**  
10CDP-00000-00099 (Kimberley McCarthy, Planner) **Jurisdiction: Summerland**  
Request of Chris Belanger, agent for the owners, Dave and Linda Turnbull, to consider Case No. 10BAR-00000-000193 for **conceptual review of a new residence of approximately 2,700 square feet and garage of approximately 484 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 190 cubic yards of cut and approximately 39.3 cubic yards of fill. The property is a 10,125 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-053, located at **2500 Block Whitney Avenue** in the Summerland area, First Supervisorial District. (Continued from 1/07/11)
- Item 8 is on the agenda for an action to revise the Approved December 3, 2010 SBAR Minutes.*
- 8. 10BAR-00000-00165**  
**CALPROP I, LLC Residential Partial Demolitions/Additions and Guest House Remodel Summerland**  
(Errin Briggs, Planner) **Jurisdiction: Coastal**  
Request of Chris Price, agent for the owner, CALPROP I, LLC, to consider Case No. 10BAR-00000-00165 for **conceptual review of demolition/remodel/additions of a residence of approximately 17,160 square feet and demolition/remodel of a guest house approximately 655 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,459 square feet with basement of approximately 384 square feet, carport of approximately 860 square feet, guest house of approximately 655 square feet and cabana not including equipment room of approximately 400 square feet. The proposed project will not require grading. The property is a 10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-011, located at **2779 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 11/19/10 & 12/03/10)

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks, Planner



DATE: January 19, 2011

RE: 10BAR-00000-00200, Nardiello Addition, 10CDP-00000-00103, 3520 Foothill Rd,  
APN 005-280-034 & 155-160-010

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Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-10 zone district and is compatible with the requirements of the Article II Zoning Ordinance and the policies of the Toro Canyon Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- CONCEPTUAL
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

The proposed project is subject to the Rural Ridgeline and Hillside Development Guidelines in Article II. The Guidelines limit the height of structures to 16 feet from existing grade in rural areas. This height limitation may be exempted by the South Board of Architectural Review as per Sec. 35.-144.4 of Article II where the height would not exceed the zoning ordinance height limit of 25 feet for residential structures in the Toro Canyon Community Plan area. The applicant requests an exemption from the Rural Hillside/Ridgeline height limit of 16 feet to allow flexibility in incorporating the proposed single story addition to the existing two story residence.

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**PROJECT DESCRIPTION:**

**The proposed project is for a single story addition of 2,335 square feet to the existing two story single family dwelling, covered porch of 1,958 square feet, deck of 215 square feet, and interior remodel. No grading or tree removal is proposed. The residence shall continue to be served by the Carpinteria Valley Water District, a private septic system, and Carpinteria-Summerland Fire District. Access to the site will continue to be provided via a private drive off Foothill Road (SR 192). The property is a 5.01-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-280-034 and 155-160-010, located at 3250 Foothill Road in the Toro Canyon area, First Supervisorial District.**

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Coastal Development Permit is subject to my review.**

c: Case File (to Planner)  
Anita Hodosy, P&D

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