



# COUNTY OF SANTA BARBARA

## SOUTH BOARD OF ARCHITECTURAL REVIEW AGENDA AND SITE VISIT

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

**Meeting Date: November 18, 2011  
9:00 A.M.**

### Site Visit:

**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.**

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

- 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 November 3, 2011 will be considered.
- IV. CONSENT AGENDA:**
- 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.**

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

- 1. 11BAR-00000-00180      Burke/Cook New Residence      Mission Canyon**  
08LUP-00000-00132 (No Assigned Planner)      **Jurisdiction: Mission**  
Request of David Burke, architect, owner, and Paul Cook, owner, to consider Case No. 11BAR-00000-00180 (previously known as 08BAR-00000-000680) for **final approval of anew residence of approximately 1,797 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8,932 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1453 Orange Grove** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06,7/14/06, 10/06/06, 10/27/06 & 12/08/06,, 4/25/08, 8/08/08 & 8/22/08)
- 2. 11BAR-00000-00124      Robbins/Kaplan Jesusita Fire Rebuild      Mission Canyon**  
09JES-00000-00086 (Kimberly McCarthy, Case Manager)      **Jurisdiction: Ridgeline-Urban**  
Request of Joaquin Ornelas, agent for the owners, Brian Robbins and Linda Kaplan, to consider Case No. 11BAR-00000-00124 for **preliminary approval of new two-story residence of approximately 3,032 square feet with a veranda of approximately 342 square feet and a detached garage of approximately 525 square feet**. The existing structures (residence of approximately 1,641 square feet and garage of approximately 484 square feet) were destroyed in the Jesusita Fire. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-020, located at **1108 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/11 & 9/16/11)

3. **11BAR-00000-00032**  
**Rancho San Roque, Inc. As-Built Three Horse Barns** **Santa Barbara**  
11LUP-00000-00104 (Julie Harris, Planner) **Jurisdiction: Goleta**
- Request of Brent Daniels, agent for the owner, Rancho San Roque, Inc., to consider Case No. 11BAR-00000-00032 for **preliminary/final approval of three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet.** The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel zoned AG-I-40 and 40-E-1, and shown as Assessor's Parcel Number 055-030-006, -069, -077, located at **3620 Mibek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/15/11, 6/17/11 & 10/07/11)
4. **11BAR-00000-00167** **Winn New Garage** **Mission Canyon**  
11LUP-00000-00392 (Brian Banks, Planner) **Jurisdiction: Mission**
- Request of Mark Shellnut, architect for the owners, Alastair and Ann Winn, to consider Case No. 11BAR-00000-00167 for **preliminary/final approval of a new garage of approximately 420 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,600 square feet, cabana of approximately 360 square feet, and carport of approximately 200 square feet. The proposed project does not require grading. The property is a 0.9 acre parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-024, located at **715 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/04/11)

### **Toro Canyon/Summerland/Carpinteria Areas**

**The Representatives of the following items should be in attendance at this SBAR Site Visit by 11:15 A. M.**

#### *Site Visit*

5. **11BAR-00000-00148**  
**Joseph New Residence, Conservatory, Cabana, Pool, Tennis Court** **Toro Canyon**  
11LUP-00000-00416 (Nicole Lieu, Planner) **Jurisdiction: Toro**
- Request of Jennifer Foster, agent and Don Nulty, architect for the owners, George and Vicky Joseph, to consider Case No. 11BAR-00000-00148 for **a site visit of a new residence of approximately 5,442 square feet with attached garage/mechanical room of approximately 1,390 square feet, basement of approximately 1,902 square feet, conservatory of approximately 500 square feet square feet, cabana of approximately 450 square feet, pool, and tennis court. (A residential second unit of approximately 500 square feet not to be included in SBAR review.)** The following structures currently exist on the parcel: a historic pump house of approximately 120 square feet. The proposed project will require approximately 980 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 10 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-023, located at **915 Cima Del Mundo Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/07/11)

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

6. **11BAR-00000-00179** **Diskant Residence Addition** **Toro Canyon**  
11CDH-00000-00046 (Brian Banks, Planner) **Jurisdiction: Toro**  
Request of Tom Jacobs, architect for the owners, George and Katie Diskant, to consider Case No. 11BAR-00000-00179 for **conceptual review of residence addition of approximately 317 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,647 square feet, detached garage of approximately 749 square feet and recreation room of approximately 400 square feet above garage. The proposed project will not require grading. The property is a .41 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-410-022, located at **3521 Padaro Lane** in the Carpinteria area, First Supervisorial District.
7. **11BAR-00000-00148**  
**Joseph New Residence, Conservatory, Cabana, Pool, Tennis Court** **Toro Canyon**  
11LUP-00000-00416 (Nicole Lieu, Planner) **Jurisdiction: Toro**  
Request of Jennifer Foster, agent and Don Nulty, architect for the owners, George and Vicky Joseph, to consider Case No. 11BAR-00000-00148 for **further conceptual review of a new residence of approximately 5,442 square feet with attached garage/mechanical room of approximately 1,390 square feet, basement of approximately 1,902 square feet, conservatory of approximately 500 square feet square feet, cabana of approximately 450 square feet, pool, and tennis court. (A residential second unit of approximately 500 square feet not to be included in SBAR review.)** The following structures currently exist on the parcel: a historic pump house of approximately 120 square feet. The proposed project will require approximately 980 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 10 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-023, located at **915 Cima Del Mundo Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/07/11)

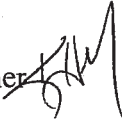
**The Representatives of the following items should be in attendance at this SBAR Meeting by 2:00 P. M.**

8. **11BAR-00000-00171** **Carpinteria-Summerland Fire Protection District**  
**Proposed Summerland Public Safety Center** **Summerland**  
10DVP-00000-00017, 10CUP-00000-00009 (J. Ritterbeck, Planner) **Jurisdiction: DVP**  
11DET-00000-00001  
Request of KBZ Architects Inc, Donald Ziemer, architect for the owner, Carpinteria-Summerland Fire Protection District, to consider Case No. 11BAR-00000-00171 for **conceptual review of a public safety center of approximately 8,545 square feet**. The following structures currently exist on the parcel: a commercial office structure of approximately 1,613 square feet. The proposed project will require approximately 1,900 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 10,995 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-194-001, located at **2450 Lillie Avenue** in the Summerland area, First Supervisorial District.

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner 

DATE: November 4, 2011

RE: 11BAR-00000-00124/11LUP-00000-00422, Jesusita Fire - Robbins/Kaplan Single Family Dwelling, Detached Garage & Accessory Structure, 1108 Palomino Road

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Preliminary review indicates that the project complies with the all requirements of the 1-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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:

PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

APPROVAL by your board.

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**PLEASE SPECIFICALLY COMMENT ON: The project is subject to the Mission Canyon Draft Residential Design Guidelines.**

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**PROJECT DESCRIPTION:** The proposed project is for construction of a new single family dwelling replacing the residence destroyed in the Jesusita Fire and a detached garage/accessory structure. The proposed dwelling is approximately 2,729 square feet (net) in size, with a maximum height of 15 feet, six inches. The detached garage is approximately 473 square feet (net) in size with a second story accessory structure approximately 342 square feet (net) in size. The maximum height of this structure is 22 feet, six inches. The second floor will be accessed by an exterior stairway (there is no interior access between the

garage and accessory room above). The accessory structure will contain a half bathroom (toilet and washbasin only). The does not require significant grading (less than 50 cubic yards of cut and fill). No native vegetation or trees are proposed to be removed. The site will continue to be accessed off an existing driveway via Palomino Road. The existing driveway will be improved and a hammerhead turn around will be constructed to meet the requirements of the County Fire Department. Water service to the site will be provided by the City of Santa Barbara. A private septic system will serve the new development.

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 Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

c: Case File

COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Julie Harris  
Planner III

DATE: November 18, 2011

RE: 11BAR-00000-00032, Rancho San Roque As-Built Horse Barns (3),  
11LUP-00000-00104, 3620 Mibek Road, APN 055-030-006, -069, and -077

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Preliminary review indicates that the project complies with the all requirements of the AG-I-40 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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:

- PRELIMINARY  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

APPROVAL by your board.

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PLEASE SPECIFICALLY COMMENT ON:

1. The applicant has made some modifications to the landscape plan and has provided new light fixtures to address your comments. Please indicate whether they meet with your approval.
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**PROJECT DESCRIPTION:**

The proposed project is for three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet. The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel.

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 Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**


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

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COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks, Planner, 

DATE: November 16, 2011

RE: 11BAR-00000-00167, Winn Garage, 11LUP-00000-00392, 715 Mission Canyon Road, APN 023-261-024

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Preliminary review indicates that the project complies with the all requirements of the 1-E-1 zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive Plan, including the Draft Mission 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:

PRELIMINARY/FINAL

APPROVAL by your board.

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PLEASE SPECIFICALLY COMMENT ON:

- N/A
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PROJECT DESCRIPTION:

The proposed project is for construction of a detached garage with half-bath of approximately 420 square feet and a maximum height of 12 feet. No grading is required. Removal of three pittosporum and one avocado tree is proposed. Access will continue to be provided via a private driveway off Mission Canyon Road. The property is a 1.03 acre parcel zoned 1-E-4 and shown as Assessor's Parcel Number 023-261-024, addressed as 715 Mission Canyon Road, 1<sup>st</sup> 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 Land

Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

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

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