



# COUNTY OF SANTA BARBARA

## 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: December 16, 2011  
9:00 A.M.**

***Note: Item # 1 11BAR-00000-00196 Neushel Residence Addition/Alteration located at 1195 Camino Manadero will not be heard and will be continued to the January 6, 2011 meeting.***

**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 December 2, 2011 will be considered.
- IV. **CONSENT AGENDA:**

**The Representatives of the following items should be in attendance at this SBAR Meeting by 8:45 A. M.**

- C-1. **10BAR-00000-00145 Duerner New Residence and Garage** **Goleta**  
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**  
Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **final approval on consent of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10 & 2/18/11 & 3/18/11 & 7/15/11 & 12/02/12)

- 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-00000-00196 Neushel Residence Addition/Alteration** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Mark Rowland, architect for the owners, Stephen and Suzanne Neushul, to consider Case No. 11BAR-00000-00196 for **conceptual review of residence addition/alteration of approximately 3,381 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,068 square feet. The proposed project will require approximately 304 cubic yards of cut and no fill. The property is a 0.73 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-201-003, located at **1195 Camino Manadero** in the Santa Barbara area, Second Supervisorial District.

2. **11BAR-00000-00141 Kalp Garage Addition Santa Barbara**  
11LUP-00000-00328 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Gil Garcia, architect for the owner, Kathy Kalp Revocable Trust, to consider Case No. 11BAR-00000-00141 for **preliminary/final approval of a garage addition of approximately 562 square feet, new attached garage of 675 square feet, and covered patio areas.** The following structures currently exist on the parcel: a residence with garage of approximately 2,523 square feet. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a .55 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-213-003, located at **1292 Camino Meleno Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/07/11 & 11/04/11)

3. **011BAR-00000-00188 Loman Residence Addition, Detached Garage and Trellis Santa Barbara**  
11LUP-00000-00446 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Curt Moniot, agent for the owner, Ken Loman, to consider Case No. 11BAR-00000-00188 for **preliminary approval of a residence addition of approximately 58 square feet, new detached garage of approximately 435 square feet and patio/trellis of approximately 231.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,233 square feet and attached garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,150 (net) square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-172-006, located at **685 San Ramon** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/02/11)

**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**

4. **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 and 9/16/11)
5. **11BAR-00000-00072 Milovic New Residence (Jesusita Fire Rebuild) Mission Canyon**  
09JES -00000-00052 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**  
Request of John Beauchamp, architect for the owner, Steve Milovich, to consider Case No. 11BAR-00000-00072 for **preliminary/final approval of new residence (Jesusita Fire Project) of approximately 3,230 square feet.** The following structures currently exist on the parcel: original residence was approximately 3,088 square feet. The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 8.9 acre parcel zoned AG-I-4 and shown as Assessor's Parcel Number 023-310-010, located at **2931 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 6/03/11 & 6/17/11)

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

6. **11BAR-00000-00191**  
**Verano Del Mar Wall, Entry, Landscaping, Parking, Trash Enclosure** **Summerland**  

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**11VAR-00000-00003, 11CDP-00000-00071 (Allen Bell, Planner) Jurisdiction: Summerland**  
Minor Conditional Use Permit, CPD and LUP for Retaining Wall (Case Numbers Pending)  
Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar, to consider Case No. 11BAR-00000-00191 for conceptual review of a new retaining wall of approximately 80 linear feet and up to approximately 8 feet in height within the front setback of Herdinge Street; new stair landing within the front setback of Herdinge Street; new trash enclosure of approximately 125 square feet within the front setback of Herdinge Street; new stairs, paving at entry and new walkways and ramps; new parking lot configuration; and new landscaping. (The project also includes interior alterations that do not require approval by SBAR.) The following structures exist and/or are approved on the parcel: two-story structure with basement of approximately 7,122 square feet, elevator building (under construction) of approximately 83 square feet, water tower of approximately 87 square feet, and storage building of approximately 325 square feet. (Statistics are gross floor area.) The proposed project will require approximately 225 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square-foot parcel zoned Limited Commercial (C-1) and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont** in the Summerland area, First Supervisorial District.
7. **11BAR-00000-00197** **Knee Demolition and New Residence** **Carpinteria**  

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**(No Assigned Planner)** **Jurisdiction: Coastal**  
Request of On Design, Justin Van Mullem, architect for the owners, Kevin and Joan Knee, to consider Case No. 11BAR-00000-00197 for a demolition of existing residence and **conceptual review of a new residence of approximately 5,186 square feet..** The following structures currently exist on the parcel: a residence of approximately 2,421 square feet and detached garage of approximately 437 square feet. The proposed project will require approximately 250 cubic yards of cut and no fill. The property is a 12,196 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Supervising Planner

FROM: J. Ritterbeck, Planner

DATE: December 16, 2011

RE: 08LUP-00000-00277 - Duerner New SFD, Agricultural Accessory Structures and Change of Uses  
610 Glen Annie Road, Goleta, APN: 077-080-023

Preliminary review indicates that the project would be brought into compliance with the all zoning requirements for the AG-II-40 zone district and would be compatible with the requirements of the County LUDC and the policies of the County Comprehensive Plan, including the Goleta Community Plan with approval of the Land Use Permit.

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

This project may proceed for:

**FINAL APPROVAL ON CONSENT** by your board.

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**PLANNER COMMENTS**

- Applicants have worked with P&D to include all components currently outstanding that approval of the associated Land Use Permit would resolve.
- Only remaining issue is Design Review of structures under the jurisdiction of the SBAR.

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**PROJECT DESCRIPTION:**

**The project is for a Land Use Permit (LUP) to legalize all existing agricultural accessory structures, permit the construction of a new single-family dwelling, a new agricultural employee dwelling and to legalizes the change of use of an existing agricultural employee dwelling to the main single-family dwelling and change the use of the previous single-family dwelling (known as the "Pomatto House") to a second agricultural employee dwelling associated with the existing horse stables on-site. Grading would include less than 50 cubic yards of cut and fill. No trees are proposed for removal as a part of this project. The parcel will be served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off of Glenn Annie Road. The property is a 54.2-acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at 610 Glenn Annie Road in the Goleta Community Plan Area, Third 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 a Land Use Permit would be subject to P&D planner review.**

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

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Brian Banks, Planner

DATE: December 6, 2011

RE: 11BAR-00000-00141, Kalp Addition/Remodel, 11LUP-00000-00328, 1292  
Camino Meleno, APN 069-213-003

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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 Goleta Community 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 project is for a Land Use Permit to allow for conversion of the existing attached garage into habitable space (562 sq. ft.), construction of a new attached garage of 675 sq. ft., covered entry porch of 86 sq. ft., front covered patio of 109 sq. ft., rear garage covered porch of 38 sq. ft., and rear covered patio of 256 sq. ft. The project includes an interior and exterior remodel including new tile roof, new plaster exterior and new garden walls. The height of the dwelling will remain at approximately 14 feet. Removal of one Jacaranda tree is proposed to accommodate placement of the new garage. Grading of approx. 50 cu. yards cut/20 cu. yards fill is proposed. The parcel will be served by the Goleta Water District, the Goleta Sanitary District, and the Santa Barbara County Fire District. Access will continue to be provided off of Camino Meleno. The property is a 0.55-acre parcel zoned 1-E-1 and**

**shown as Assessor's Parcel Number 069-213-003, located at 1292 Camino Meleno in the Goleta Area, Second 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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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Board of Architectural Review  
Attn: Anne Almy

FROM: Kimberley McCarthy, Planner

DATE: December 6, 2012

RE: 11BAR-00000-00188/11LUP-00000-00446, Loman SFD Garage Conversion,  
Addition & Detached Garage

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Preliminary review indicates that the project complies with the all requirements of the 7-R-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 site is subject to the Eastern Goleta Valley Residential Design Guidelines.

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**PROJECT DESCRIPTION:** The proposed project is for conversion of the existing garage and an addition to create approximately 396 square feet (net) of new habitable space. The project also includes the construction of a detached two-car garage approximately 400 square feet (net) in size located immediately north of the existing dwelling, a freestanding trellis (approximately 70 square feet in size) located between the detached garage and the dwelling and an attached trellis (approximately 112 square feet in size) above an existing patio on the west (back) elevation. The height of the residential addition will match the

**roofline of the existing structure and will not increase the height of the existing one-story dwelling (approximately 12 feet 11 inches). The detached garage will have a maximum height of 12.5 feet and the trellises will have a maximum height of eight feet. The project does not require any grading or the removal of any native vegetation or trees. The site will continue to be served by the Goleta Water and Sanitary districts. Access will continue to be taken from an existing driveway off San Ramon Drive.**

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: Kimberley McCarthy, Planner

DATE: December 6, 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: Kimberley McCarthy, Planner

DATE: December 6, 2011

RE: 11BAR-00000-00072/11LUP-00000-00233/09JES-00000-00052, Jesusita Fire -  
Milovich Residence

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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:

- FURTHER CONCEPTUAL  
 PRELIMINARY/FINAL  
 FINAL  
 REVISED FINAL

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:** The project was cleared for Preliminary/Final Approval by the Board of Architectural Review following the scheduled site visit to view the story poles. However due to the noticing requirements approval of this project must be deferred for two weeks.

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**PROJECT DESCRIPTION:**

The proposed project is for the construction of a new two-story single family dwelling to replace the residence destroyed in the Jesusita Fire. The proposed residence will be approximately 2,830 square feet in size, with a maximum height of 25 feet. The project

includes the construction of a guest house with an attached (no interior access) storage area. The guest house is approximately 400 square feet in size. Two covered parking spaces are provided onsite (carport created by overhang of second story). The project requires approximately 15 cubic yards of fill to prepare the site. The project does not require the removal of any native vegetation or trees. The site will continue to be served by the existing septic system. Water service will be provided by the City of Santa Barbara. Access to the site remains off an existing driveway via Holly Road.

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: Anita Hodosy, P&D