

# COUNTY OF SANTA BARBARA



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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of January 4, 2008**

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 Jeremy Roberts, at 9:14 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Jeremy Roberts	Vice-Chair
Martha Gray	
Laurie Romano	
Will Rivera	
David Villalobos	Board Assistant Supervising
Jessica Opland	Board Assistant Specialist
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Valerie Froscher, Chris Roberts.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 20±

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

- II. AGENDA STATUS REPORT:** Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to adopt the following changes to the agenda:
- Item No. 5 – Zucker New Residence (06BAR-00000-00208) – Continued to the SBAR meeting of January 18, 2008.
  - Item No. 7 – Doann Residence Addition (07BAR-00000-00194) – Continued to the SBAR meeting of February 15, 2008.
  - Item No. 11 – Baumgarten SFD Demo/Rebuild (07BAR-00000-00006) – Continued to the SBAR meeting of February 15, 2008.
  - Item No. 12 – Gilberg Residence Addition (06BAR-00000-00287) – Continued to the SBAR meeting of January 18, 2008.
  - Item No. 14 – El Colegio Road Improvements (07BAR-00000-00052) – Continued to the SBAR meeting of January 18, 2008.

**III. MINUTES:** Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (Froscher and C. Roberts absent) to continue the Minutes of December 14, 2008 to the SBAR meeting of January 18, 2008.

**IV. CONSENT AGENDA:**

- C-1. 07BAR-00000-00205 Gin Single Family Dwelling Addition Goleta**  
**07LUP-00000-00545 (Lisa Martin, Planner) Jurisdiction: Goleta**  
Request of Mark Mansfeld, architect for the owners, Irene and Ron Gin, to consider Case No. 07BAR-00000-00205 for **final approval on consent of a second floor addition of approximately 485 square feet to the existing residence and legalization of an unpermitted garage conversion to habitable space.** The following structure currently exists on the parcel: residence of approximately 1,450 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-009, located at **684 Andy Lane** in the Goleta area, Second Supervisorial District. (Continued from 9/07/07, 11/30/07, and 12/14/07)  
**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4-0 (C. Roberts and Froscher absent) to grant final approval of 07BAR-00000-00205.**

- C-2. 07BAR-00000-00235 Kleidermacher Addition/Interior Remodel Goleta**  
**07LUP-00000-00733 (Lisa Martin, Planner) Jurisdiction: Goleta**  
Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust, to consider Case No. 07AR-00000-00235 for **final approval on consent of a one story residential addition of approximately 1,797 square feet. The additions include an entry addition of approximately 120 square feet, a bed/bath addition of approximately 274 square feet, a master suite addition of approximately 705 square feet and conversion of the existing garage to habitable space, as well as a new attached garage of approximately 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1,880 square feet with an attached garage of approximately 550 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **069-181-006**, located at **1127 Camino Manadero** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/05/07, 11/30/07, and 12/14/07)  
**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 07BAR-00000-00235 to the meeting of January 18, 2008.**

- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Jeremy attended joint chairs meeting and reports that most projects are receiving approval from the BARs in four or fewer meetings.**

- VI. STAFF UPDATE: None.**

- VII. ELECTION OF SBAR CHAIR AND VICE CHAIR:  
Chris Roberts elected as Chair. Jeremy Roberts elected as Vice Chair.**

### VIII. STANDARD AGENDA:

1.	<b>06BAR-00000-00316</b>	<b>Santa Barbara Botanic Garden Vital Mission Plan</b>	<b>Mission Canyon</b>
	72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner)		<b>Jurisdiction: DVP</b>

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet.** The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at **1212 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, and 11/02/07)

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of February 29, 2008. The following comments were made by the Board of Architectural Review members present for this project:**

#### **COMMENTS:**

*Presentation focused on the proposed entry sequence and the east of Mission site in and around the proposed horticulture area and the herbarium.*

- a. **BAR appreciates the project's continued design development; new approach is more sensitive to BAR comments.**
- b. **In general, further consider how materials could help break down what appears increasingly to be the aesthetic of a campus; consider different paving materials; marry rustic and technical forms.**
- c. **New entry at south end of parking lot may be confusing; restudy for clarity in circulation.**
- d. **RE., entry sequence:**
  - **Consolidation is an improvement;**
  - **Bridging instead of fill is appropriate at entry and more sensitive to the landscape;**
  - **Study and organize the hierarchy of the proposed entry kiosk, the existing access/proposed fire access and the original entry steps.**
    - **Consider making the historic steps the Garden egress;**
    - **Consider creating a passive gathering area out of the historic steps.**
  - **Tower at entrance is out of balance; restudy proportions of pop up element;**
  - **BAR supports narrower brow on entry kiosk.**
- e. **RE., East of Mission site:**
  - **In general, the BAR encourages further development of the architecture such that it is subservient to and integrated with the landscape.**
    - **Consider nestling the buildings into the site;**
    - **Consider arraying boulders around the bases of the buildings to simulate buildings coming out of the ground.**
    - **Flat roofs are an improvement and green roofs are encouraged over photovoltaic to help anchor the buildings to the site; nonnative plant materials are acceptable on the green roofs. PV could be blended with green roof materials.**
  - **In terms of the site plan, it is unfortunate that cars are proposed to be parked at the highest point on the east of Mission ridge; cars will abut trails. On the other hand, parking spaces appear to be carefully located to achieve an informal parking lot layout.**

- Consider using a material other than asphalt on the through road to Las Canoas; stay away from interlocking pavers.
  - Restudy relationship, materials and styles of the herbarium and the horticulture building:
    - Herbarium needs to be refined; consider reflecting craftsman style of the Gane house.
    - Horticultural building is too linear, too much like an office building and inappropriate placed on a plinth; lower the building into the ground and make more naturalistic in style and integrate into the landforms; consider curvilinear walls along the west elevation and/or berming up against the elevation to assist in anchoring the building to the ground; steer away from straight lines and planar forms
    - Staff to research into flexibility of policy prohibiting construction on slopes of 30% or greater.
- f. BAR asks for plans to be submitted by the Monday before the Friday hearings to allow sufficient review time/

*Public Speakers: Tom Jacobs, Fran Galt, Cass Ensberg, Cherie Brait, Marc Chytilo, Virginia King, Sierra Butler, Paulina Conn, Jane Evans, Ray Smith, Tim Steele, Barbara Bonadew.*

2. **07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon**  
**07LUP-00000-00782 (Seth Shank, Planner) Jurisdiction: Toro**

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for a **site visit of a new residence of approximately 1,872 square feet**. The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07)

**Project received a site visit only, no action was taken.**

**Isla Vista/Goleta/Santa Barbara**

3. **07BAR-00000-00315 T-Mobile @ Magnolia Center Santa Barbara**  
**06DVP-00000-00002 (Heather Imgrund, Planner) Jurisdiction: Design Control Overlay**

Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **conceptual review and preliminary approval of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center**. The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

**Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. Reduce the parapet in height to the absolute minimum necessary in order to improve proportions.
- b. If the intent is to match Ralphs details, whatever is proposed must match.

*Public Speakers: Gary Cortese, Patricia San Filippo*

**4. 07BAR-00000-00310 Medina Residence Addition Santa Barbara**  
**07LUP-00000-00881 (Amy Trester, Planner) Jurisdiction: Goleta**

Request of Xavier Cobiani, architect for the owner, Ruben Medina, to consider Case No. 07BAR-00000-00310 for **conceptual review and preliminary/final approval of a residence addition of approximately 166.5 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,368 square feet and two-car garage of approximately 430 square feet. The proposed project will not require grading. The property is a 0.16 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 067-393-013, located at **311 Santa Rosalia** in the Santa Barbara area, Second Supervisorial District.

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to grant final approval of 07BAR-00000-00310. The following condition was made by the Board of Architectural Review members present for this project:**

**CONDITION:**

- **Final approval granted with the condition to add some landscape materials, similar to existing, at enlarged bedroom.**

**5. 06BAR-00000-00208 Zucker New Residence Santa Barbara**  
**07LUP-00000-00178 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural**

Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further conceptual review of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries and an attached garage of approximately 440 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 6,800 cubic yards of cut and approximately 4,850 cubic yards of fill. The property is a 150 total acres zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07, 6/08/07, 7/6/07, 8/24/07, and 11/30/07)

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 06BAR-00000-00208 to the meeting of January 18, 2008 due to lack of a quorum. See Agenda Status Report.**

**6. 07BAR-00000-00311 Beck New Residence Isla Vista**  
**(No Assigned Planner) Jurisdiction: Goleta**

Request of Ron Sorgman, architect for the owner, Timothy Beck, to consider Case No. 07BAR-00000-00311 for **conceptual review of a new residence of approximately 2,000 square feet and attached garage of approximately 420 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,112 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde** in the Isla Vista area, Third Supervisorial District.

**Project was not reviewed due to the lack of representation.**

**7. 07BAR-00000-00194 Doann Residence Addition/Remodel Santa Barbara**  
**07LUP-00000-00643 (Amy Trester, Planner) Jurisdiction: Ridgeline – Urban/Goleta**

Request of Robert Pester, architect for the owner, Gwen Doann, to consider Case No. 07BAR-00000-00194 for **preliminary/final approval of an addition of approximately 293 square feet to the existing residence, new carport and trash enclosure of approximately 456 total square feet with deck addition of approximately 425 square feet above**. The following structures currently exist on the parcel: residence of approximately 2,994 square feet with an attached 2-car garage of approximately 415 square feet and detached barn of approximately 484 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 153-234-005, located at **4525 Via Maria** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/24/07, 10/19/07, and 11/30/07)

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 07BAR-00000-00194 to the meeting of February 15, 2008 at the request of the applicant. See Agenda Status Report.**

8. **07BAR-00000-00132** **Ruse Partial Residence** **Santa Barbara**  
**Demolition, Addition, Remodel**  
07LUP-00000-00648 (Amy Trester, Planner) **Jurisdiction: Goleta**

Request of Carlos Grano, agent for the owners, Steve Ruse and Amber Shaw Ruse, to consider Case No. 07BAR-00000-00132 for **preliminary/final approval of demolition of approximately 895 square feet and rebuilding of 954 square feet to the first floor of the existing two-story family dwelling of 2,092 square feet. Also proposed is an addition of 808.2 square feet to the existing second floor.** The following structures currently exist on the parcel: a two story residence of approximately 2,092 square feet and single story two car garage of approximately 1,381 square feet. The proposed project will not require grading. The property is a 8,330 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-100-008, located at **4422 La Paloma** in the Goleta area, Second Supervisorial District. (Continued from 6/22/07 and 11/02/07)

**ACTION: Rivera moved, seconded by Romano and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 07BAR-00000-00132 with comments for further preliminary/final approval to included a driveby site visit. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Scale of the proposed addition to the back of the house necessitates screening to mitigate.**
- b. **Project suggestions refused by owner: BAR to do individual drive by site visits to confirm ability to make findings.**

9. **07BAR-00000-00272** **Fries New Residence** **Santa Barbara**  
07CZI-00000-00088 (Seth Shank, Planner) **Jurisdiction: Goleta**

Request of Glen Fries, architect for the owner, Scot Fries, to consider Case No. 07BAR-00000-00272 for **further conceptual review of a new residence of approximately 3,955 square feet and garage of approximately 895 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 950 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.64 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-009 located at **1366 Via Veneto** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Good job taking BAR comments into consideration.**
- b. **Consider different railing at second floor deck to eliminate glass and add more iron work.**
- c. **Return for preliminary/final before the full board.**

**Mission Canyon/ Hope Ranch Areas**

10. **07BAR-00000-00302** **Michel Residence Addition** **Mission Canyon**  
(No Assigned Planner) **Jurisdiction: Mission Canyon**

Request of Michal Winkelstein, agent for the owner, Harold Michel, to consider Case No. 07BAR-00000-00302 for **conceptual review of a residence addition of approximately 305 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,422 square feet and detached garage/guest room of approximately 687 square feet. The proposed project will not require grading. The property is a 0.32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-003, located at **815 Tye Road** in the Mission Canyon area, First Supervisorial District.

**Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Design is competent.**
- b. **Submit for a LUP.**
- c. **OK for preliminary/final on consent.**

**Toro Canyon/Summerland/Carpinteria Areas**

- 11. 07BAR-00000-00006 Baumgarten Residence Demolition/Rebuild Toro Canyon**  
07CDP-00000-00024 (Eric Gage, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Mark Armstrong, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **preliminary/final approval of a residence demolition and rebuild of approximately 3,636 square feet, garage with workshop of approximately 1,349 square feet and deck of approximately 954 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed project will require approximately 410 cubic yards of cut and approximately 30 cubic yards of fill. The property is a 1.52 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, and 7/20/07)

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 07BAR-00000-0006 to the meeting of February 15, 2008 at the request of the applicant. See Agenda Status Report.**

- 12. 06BAR-00000-00287 Gilberg Residence Addition Toro Canyon**  
07CDH-00000-00036 (Selena Buoni, Planner) **Jurisdiction: Toro**

Request of Kevin Moore, agent for the owner, Dr. Arnold L. Gilberg, to consider Case No. 06BAR-00000-00287 for **further conceptual review (project previously reviewed for a modification 07MOD-00000-00010) of residence addition of approximately 1,070 square feet to an existing one-story residence.** The following structure currently exist on the parcel: a residence of approximately 1,418 square feet. The proposed project will require less than 50 cubic yards of grading, and no protected trees or vegetation will be removed. The property is a 0.26 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-006, located at **3290 Beach Club Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/19/07 and 11/02/07)

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 06BAR-00000-00287 to the meeting January 18, 2008 due to lack of a quorum. See Agenda Status Report.**

- 13. 07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon**  
07LUP-00000-00782 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **further conceptual review of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07)

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**

**COMMENTS:**

- a. **Good project well sited on a constrained site and well screened from neighbors.**
- b. **Consider lowering site walls to the extent feasible and consider cladding in stone.**
- c. **Wall creating driveway could be decorated with boulders to lower perceived height and soften.**
- d. **If allowable, feather plant materials out rather than ending at the edge of the building envelope.**

**Isla Vista**

- 14. 07BAR-00000-00052 El Colegio Road Improvements Isla Vista**  
**07DVP-00000-00008 (Errin Briggs, Planner) Jurisdiction: DVP**

Request of Joy Hufschmid of the County of Santa Barbara, to consider Case No. 07BAR-00000-00052 for **preliminary/final approval of roadway improvements of approximately 255,840 square feet and 60, 620 square foot of landscaping.** The following development currently exists on the site: curb, gutter, sidewalk, roadway paving, landscaping, and lighting. The existing development area at this location includes approximately 124,880 square feet of existing street and sidewalk and 191,580 square feet of existing landscaping. The total project area is approximately 316,460 square feet. The proposed project is located with the County road right-of-way, zoned SR-H and located along **El Colegio Road** between Stadium Road and Camino Del Sur in the Isla Vista/UCSB area, Third Supervisorial District. (Continued from 3/30/07 & 11/16/07)

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 4 to 0 (C. Roberts and Froscher absent) to continue 0BAR-00000-00052 to the meeting of January 18, 2008 due to lack of a quorum. See Agenda Status Report.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Laurie Romano, and carried by a vote of 4 to 0 (Chris Roberts and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, January 18, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:55 P.M.