



# COUNTY OF SANTA BARBARA

---

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of February 13, 2009**

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, Laurie Romano, at 9:05 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Laurie Romano Vice Chair  
Martha Gray  
Chris Roberts  
Jeremy Roberts  
Glen Morris  
Steve Willson  
Anita Hodosy-McFaul  
Anne Almy Supervising Planner

SBAR Secretary

**COMMITTEE MEMBERS ABSENT:** Will Rivera absent.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** J. Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Rivera absent) to:

- Continue Item No. 1 08BAR-00000-00279 St. George Eight New 3 Story Multi-Family Apartment Buildings to the meeting of February 27, 2009 at the request of the applicant.

**III. MINUTES:**

J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera absent) to approve the Minutes of January 30, 2009 as amended.

J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Rivera, C. Roberts and Morris absent) to ammend the Minutes of January 16, 2009 to reflect changes in notations to 07BAR-00000-00204 Frenkel New Residence and Guesthouse.

**IV. CONSENT AGENDA:**

**C-1. 08BAR-00000-00277 Manchester Residence Addition and Remodel Santa Barbara**  
08LUP-00000-00726 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Gregory C. Jenkins, architect for the owners, Brent and Carla Manchester, to consider Case No. 08BAR-00000-00277 for **preliminary/final approval on consent of a residence addition of approximately 498 square feet and interior remodel**. The following structures currently exist on the parcel: a residence of approximately 1,573 square feet and garage of approximately 451 square feet. The proposed project will not require grading. The property is a 20,038 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-012, located at **583 Via Rueda** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09)

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary/final approval of 08BAR-00000-00277.**

**C-2. 08BAR-00000-00267 McGraw Residence Addition Toro Canyon**  
08CDP-00000-00191 (Lisa Martin, Planner) **Jurisdiction: Toro**

Request of Dr. Edo McGowan, agent, Donald Hogarth, architect for the owner, E. A. McGraw, to consider Case No. 08BAR-00000-00267 for **final approval on consent of a residence addition of approximately 620 square feet and a detached accessory structure of approximately 320 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,000 square feet. The proposed project will not require grading. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-013, located at **3152 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/19/08 & 1/16/09)

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to continue 08BAR-00000-00267 to the meeting of February 23, 2009 for lighting details.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

**Jeremy Roberts requested clarification following joint Planning Commission Meeting on SBAR involvement in Planning Commission Appeal Hearings. Unified statement/clarification of policy needed. If O.K. to appear as a community member, if not O.K. to appear as SBAR member.**

**SBAR requests Building Department to clarify SRA area Ch.7A of building code ordinance. Update desired. Especially need clarification on wood eave detail requirements. SBAR wants to make sure its design comments are consistent with Building Code requirements. E.g. what counts as "heavy timber"? If exposed rafter tails are O.K.?**

**Request for clarification on light shielding conditions, frosted glass O.K. or solid shielding needed. SBAR desires to schedule an agenda item to discuss approach to lighting.**

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 08BAR-00000-00279**  
**St. George Eight New Three-Story Multi-Family Apartment Buildings Isla Vista**  
08DVP-00000-00040 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of Shubin and Donaldson Architects, architect for the owner, Edward St. George, to consider Case No. 08BAR-00000-00279 for **conceptual review of eight new three-story multi-family apartment buildings each of approximately 6,780 square feet.** The following structures currently exist on the parcel: three one-story day care buildings of approximately 2,560 square feet, 850 square feet and 815 square feet. The proposed project will require approximately 665 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 2 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-101-022, located at **870 Camino del Sur** in the Isla Vista area, Third Supervisorial District. (Continued from 1/16/09 & 1/30/09)

**ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Rivera absent) to continue 08BAR-00000-00279 to the meeting of February 27, 2009 at the request of the applicant. See Agenda Status Report.**

**2. 09BAR-00000-00015 McFarland Residence Additions Santa Barbara**  
**09LUP-00000-00030 (Brian Banks, Planner) Jurisdiction: Goleta**

Request of Amy Taylor, architect for the owners, Eric and Wendy McFarland, to consider Case No. 09BAR-00000-00015 for **conceptual review/preliminary/final approval of a residence addition of approximately 236 square feet, adding approximately 83 square feet to proposed covered patio, adding approximately 195 square feet to proposed uncovered patio and adding approximately 34 linear feet of garden retaining wall approximately 48” in height.** The following structures currently exist on the parcel: a proposed residence and garage of approximately 2,817 square feet. The proposed project will require approximately 65 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.83 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 067-050-026, located at **820 Poinsettia Way** in the Santa Barbara area, Second Supervisorial District.

**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval of 09BAR-00000-00015.**

**3. 03BAR-00000-00055 McFarland New Residence Goleta**  
**06LUP-00000-00915 (Brian Banks, Planner) Ridgeline: Urban**

Request of Amy Taylor, AIA, architect for the owner, Eric and Wendy McFarland, to consider Case No. 03BAR-00000-00055 for **revised final approval of a new residence of approximately 2,810 square feet to replace an existing modular home. Project also includes a new garden wall approximately 50 linear feet and in a range of approximately 6 inches to 36 inches in height.** The following structures currently exist on the parcel: A modular home of approximately 1,176 square feet, carport of approximately 720 square feet and barn of approximately 415 square feet. The proposed project will require approximately 205 cubic yards of cut and fill. The property is a 1.83 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 067-050-026, located at **820 Poinsettia Way** in the Goleta area, Second Supervisorial District. (Continued from 3/28/03 & 8/22/03)

**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Rivera absent) to grant revised final approval of 03BAR-00000-00055.**

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

**4. 09BAR-00000-00016 Lertchareonyong Residence Addition Mission Canyon**  
**09LUP-00000-00031 (J. Ritterbeck, Planner) Jurisdiction: Mission**

Request of Sakdinun Byrd Chamnarnmoh, agent for the owner, Pawapun Lertchareonyong, to consider Case No. 09BAR-00000-00016 for **conceptual review of residence addition of approximately 1,075 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,525 square feet and storage shed of approximately 120 square feet. The proposed project will not require grading. The property is a 23,523 square foot parcel zoned 20-R-1 and shown as Assessor’s Parcel Number 023-221-012, located at **2757 Foothill Road** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

- a. **Project needs comments from the Mission Canyon Association ARB.**
- b. **SBAR disagrees with site design, placement of parking along Foothill. SBAR concerned about walling off Foothill with site wall. Project concerns with existing covered parking.**
- c. **No concerns with rear additions.**
- d. **Garage should be restored.**
- e. **Paving in front yard is excessive and should be kept at absolute minimum.**
- f. **Do everything possible to save the existing trees.**
- g. **Explore ways to address parking on site, check covered parking requirements.**
- h. **Possible to re-design with one driveway, restudy circulation of parking.**
- i. **Consider creating separation from Foothill with landscaping.**
- j. **Consider permeable paving surface, not asphalt.**
- k. **Show all existing trees on site plan with sizes.**

**Project was conceptual review only, no action was taken. Applicant to return for further conceptual review.**

**5. 08BAR-00000-00124 Koke Demolition/New Residence Hope Ranch**  
**08LUP-00000-00257 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban**

Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 08BAR-00000-00124 for **final approval to allow demolition of the existing residence, attached garage, carport and pool totaling approximately 5,841 square feet and construction of a new residence of approximately 5,725 square feet with attached garage of approximately 549 square feet, cabana of approximately 495 square feet and a pool.** The following structures currently exist on the parcel: a residence of approximately 4,205 square feet (to be demolished), garage of approximately 795 square feet (to be demolished), carport (to be demolished), pool (to be demolished) guest house of approximately 800 square feet, exercise room of approximately 800 square feet, detached garage of approximately 1,050 square feet, shop of approximately 200 square feet and storage of approximately 795 square feet. The proposed project will require approximately 800 cubic yards of cut and fill. The property is a 4.8 acre zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/25/08, 11/14/08 & 1/16/09)

**CONDITIONS:**

- a. **Plans to be noted with number of bulbs to be used and their wattages. Architect plans to use 1 bulb and 40 watts per fixture.**
- b. **Semi-transparent, frosted or opalescent glass preferable to opalescent cylinder shrouding bulb inside fixture. Number of lights not to exceed minimum building requirements.**
- c. **No up-lighting in landscaping.**
- d. **Use alternate species to Sycamore for hedging materials.**

**ACTIONS: J. Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and C. Roberts absent) to grant final approval with conditions to 08BAR-00000-00124.**

**6. 06BAR-00000-00025 Tabasgo Trust Demo/New Residence Santa Barbara**  
**06LUP-00000-00841 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Rural**

Request of Neumann, Mendro Andrulatitis, architect for the owner, Tabasgo Trust, to consider Case No. 06BAR-00000-00025 for **further preliminary/final approval of a new residence of approximately 4,142 square feet with a detached garage of approximately 969 square feet, two water storage tanks of approximately 20,000 gallons each, and demolition of existing residence of approximately 2,323 square feet (covered patio of approximately 2,000 square feet will be built on portion of existing pad.) (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.).** The following structures currently exist on the parcel: a residence with carport of approximately 2,323 square feet, pool cabana of approximately 100 square feet, enclosed gazebo of approximately 100 square feet, three accessory structures of approximately 100 square feet each, three water storage of approximately 5,000 gallons each and one water storage of approximately 10,000 gallons. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 3/24/06 & 1/30/09)

**COMMENTS:**

- **If fire destroyed understory brush near wall, SBAR suggests adding plant material e.g. shrub oak.**
- **No exterior lights proposed. Revised final will be required if exterior lighting is later proposed.**

**ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and C. Roberts absent) to grant preliminary/final approval of 06BAR-00000-00025.**

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

**7.      07BAR-00000-00060                  Andersen Duplex Addition                  Summerland**  
**08CDP-00000-00176 (J. Ritterbeck, Planner)                  Jurisdiction: Summerland**

Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **preliminary approval of duplex addition of approximately 364 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structure currently exists on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07, 4/27/07, 12/19/08 & 1/16/09)

**COMMENTS:**

- a. **SBAR appreciates reduction in balcony size, drawn back and siding made continuous on front of side elevation.**
- b. **Summerland has an existing eclectic mix of styles and there is no objection to contemporary style.**
- c. **Consider stepping entire second floor back, cantilevering at back is an interesting idea.**
- d. **Consider placing second floor balconies on outside rather group in the middle?**
- e. **Return preliminary/final with zoning approval.**

**ACTION: Willson moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and C. Roberts absent) to continue 07BAR-00000-00060 for further preliminary/final approval.**

**8.      08BAR-00000-00233                  Carswell Residence Remodel                  Summerland**  
**08CDP-00000-00166 (Eric Gage, Planner)                  Jurisdiction: Summerland**

Request of Danijela Dukic, agent for the owners, Alex Carswell and Marie Gauthier Carswell, to consider Case No. 08BAR-00000-00233 for **further conceptual review for the demolition of the 517 square foot carport, approximately 222 square feet of the basement, approximately 251 square feet of the first floor and approximately 552 of the second floor.** Construction will consist of an extensive interior remodel and a new covered patio/terrace area of 671 square feet. A 525 square foot portion of the existing basement will be converted to a two car garage. Also proposed are a pool, a partial perimeter wall and new six foot tall entry gates. The following structures currently exist on the parcel: a residence of approximately 12,613 square feet and carport of approximately 517 square feet. The proposed project will require approximately 206 cubic yards of cut and approximately 47 cubic yards. The property is a 40,946.4 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-110-004, located at **240 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/24/08)

**COMMENTS:**

- a. **No objection to arches. Historical explanation helps.**
- b. **SBAR supports, if possible, a buffer with neighbor in wall placement. However, consider possible articulation to stucco wall to make more aesthetically pleasing maybe with Perforations.**
- c. **SBAR supports stucco wall along south property line.**
- d. **SBAR appreciates way that prior comments have been addressed.**
- e. **Historical color is acceptable and should remain. (slight off white)**
- f. **Return for preliminary/final approval with all details, color and material board etc.**
- g. **SBAR encourages owner to continue dialogue with neighbors.**

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**

**9. 09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool Summerland  
09CDP-00000-00009 (Eric Gage, Planner) **Jurisdiction: Summerland****

Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **conceptual review of a new residence of approximately 7,658 square feet, garage of approximately 872 square feet, guest house of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 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.

**COMMENTS:**

- a. **Diminish exposed south elevation and retaining wall.**
- b. **Tower element behind porte cochere does not integrate well with the rest of architecture. Feels forced and does not work with subtlety of Mediterranean style.**
- c. **Big house for site, manipulating plate heights may help reduce overall sense of size.**
- d. **South elevation loses intimacy, integrity of low-slung, Santa Barbara Hacienda style. Style is obtrusive in contrast to success of north elevation.**
- e. **Minimize size of site walls.**
- f. **Sloping site encourages lowering of south facing component/wing of house so that is not sticking up on a plinth.**
- g. **Stepped design would work better with sloped site.**
- h. **Ramp could be included in transition between levels, provide internal access.**
- i. **Story poles for south elevation and tower element and ridge needed.**
- j. **Coordinate with Summerland Reviews.**
- k. **SBAR supports use of olive trees.**

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review with site visit to review story poles.**

**10. 09BAR-00000-00014 Santa Clara-Getty Segment 4 Transmission Line Carpinteria  
08CDH-00000-00026 (Julie Harris, Planner) **Jurisdiction: Ridgeline- Rural****

Request of Southern California Edison (SCE), Geetha Shan, to consider Case No. 09BAR-00000-00014 for **conceptual review of a replacement of 14 existing steel lattice towers on a 1.95-mile portion of the Santa Clara-Getty 66kV Segment 4 Transmission Line with 13 steel tubular poles, the removal of two wood poles, replacement of the conductor (electricity transmission line), and grading for four spur roads to access four of the towers.** The following structures currently exist on the parcel: 14 steel lattice towers, two wood poles and transmission line. The proposed project will require approximately 2,874.7 cubic yards of cut and no fill. The property is zoned AG-I-10, AG-I-40 and RES-100 and shown as Assessor's Parcel Numbers 004-004-028 (Edison owned), 155-200-056, -026, -032, -051, -043, -070, -086, -022, -067, 001-050-003, -011, and 155-180-063 (Edison easements), located **near the northeast boundary of the Coastal Zone of the Carpinteria Valley, northeast of Gobernador Canyon Road; another section is located north of Foothill Road and adjacent to Carpinteria High School** in the Carpinteria area, First Supervisorial District.

**COMMENTS:**

- a. **SBAR sought clarity on scope of review, clarity to condition project.**
- b. **Discussion of viewing points for visual simulations.**
- c. **SBAR requests explanation of available technical options from SCE.**
- d. **Return for further conceptual review with list of alternatives, such as undergrounding, or utilizing more poles with lower heights.**
- e. **Site visit to be conducted individually. Pole location map will be provided by planner.**
- f. **Return for further conceptual review with photo simulations.**

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**

SOUTH BOARD OF ARCHITECTURAL REVIEW COMMITTEE MINUTES

Meeting of February 13, 2009

Page 7

***There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Glen Morris, and carried by a vote of 5 to 0 (Will Rivera and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 27, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 4:00 P.M.

G:\GROUP\PC\_STAFF\WP\BAR\SBAR\MINUTES\MINUTES.2009\02-13-09 SBAR APPROVED MINUTES.DOC