



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of February 19, 2010**

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 the Chair, Will Rivera, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

|                  |                            |
|------------------|----------------------------|
| Will Rivera      | Chair                      |
| Jeremy Roberts   | Vice Chair                 |
| Glen Morris      |                            |
| Jeff Yardy       |                            |
| Lane Goodkind    |                            |
| David Villalobos | Hearing Support Supervisor |
| Anne Almy        | Supervising Planner        |

**COMMITTEE MEMBERS ABSENT:** Martha Gray and Steve Willson

**REPORTERS:** None in attendance

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

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT:** Roberts moved, seconded by Morris and carried by a vote 5 to 0 (Gray and Willson absent) to:

- Continue Item No. 8 10 BAR-00000-00016 Erdmann Residence Addition to the meeting of March 5, 2010 at the request of the applicant.

**III. MINUTES:** Roberts moved, seconded by Yardy and carried by a vote of 5 to 0 (Gray and Willson absent) to approve the Minutes of February 5, 2010, as revised.

**IV. CONSENT AGENDA:**

**C-1 09BAR-00000-00078 Lanzetta Revocable Trust Residence Addition Hope Ranch**  
09LUP-00000-00171 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline**  
09MOD-00000-00003

Request of Tom Smith, architect for the owner, John A. Lanzetta Revocable Trust, to consider Case No. 09BAR-00000-00078 for **final approval on consent of a residence addition of approximately 1,277 square feet and remodel of approximately 947 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,167 square feet and attached garage of approximately 552 square feet. The proposed project will require approximately 160 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-025, located at **3958 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/08/09, 6/26/09 & 8/28/09 & 2/05/10)

**ACTION:** Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Gray and Willson absent) to grant final approval on consent of 09BAR-00000-00078.

**C-2    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 **final approval on consent 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. (Continued from 2/13/09,10/09/09, 1/08/10 & 1/22/10 & 2/05/10)

**ACTION: Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Gray and Willson absent) to grant final approval on consent of 09BAR-00000-00016.**

**V.    SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

**VI.    STAFF UPDATE:** None.

**VII.    STANDARD AGENDA:**

**1.    Discussion Item    Project Clean Water Program**

(Cathleen Garnand and Joy Hufschmid)

**Project Clean Water program update on state storm water runoff requirements for Low Impact Development and discussion on upcoming revisions to land use application.**

**Project was a discussion item only, no action was taken. Discussion is continued to the Meeting of March 5, 2010.**

**Isla Vista/Goleta**

**2.    10BAR-00000-00011    Gaspar New Residence    Santa Barbara**  
**10LUP-00000-00031 (Kimberly McCarthy Planner)    Jurisdiction: Goleta**

Request of Mathew Stannard, architect for the owners, Arthur and Elizabeth Gaspar, to consider Case No. 10BAR-00000-00011 for **preliminary/final approval of a new residence of approximately 1,880 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 35,693 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-172-015, located at **524 El Sueno Road** the Santa Barbara area, Second Supervisorial District. (Continued from 2/5/10)

**COMMENTS:**

**a. Very nice project.**

**b. Colors are great.**

**c. Re., landscaping:**

○ **Plant species are great.**

○ **Need more detail design development including sizes at installation and on center spacings of plant materials. Please also quantify plants to be installed.**

○ **Return with a landscape plan. Include information on irrigation. Show location of backflow preventer for irrigation system on plans. Schedule of materials list would be ok but applicant will need to know and understand the system at some point prior to construction, so best to show now.**

**d. Light fixtures are great.**

○ **Include locations of exterior lights on landscape plan.**

**e. Return for final on consent with landscape, lighting and irrigation.**

**ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 4 to 0 (Gray, Willson and Morris absent) to grant preliminary approval of 10BAR-00000-00011. Applicant to return for final approval on consent at the March 5, 2010 meeting.**

3. **08BAR-00000-00279**

**St. George 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 **final approval of 56 new one-, two-, and three bedroom units comprising five buildings surrounding a central courtyard, totaling approximately 52,500 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, 2/13/09, 3/27/09 & 6/5/09 & 2/05/10)

**COMMENTS:**

- a. **Architecture and details are really great.**
- b. **Only concern relates to exterior lighting. In general, exterior lighting in Isla Vista is that of an urban area. It may be that lighting the standard condition calling strictly for down-lighting is inappropriate in this context.**
- c. **Proposed lighting will create a vertical line of light, unlike what is represented as the goal. Consider mounting light on skins of the buildings and directing light back to the buildings. Seek washes of light across the exterior facades of the buildings behind the skins.**
- d. **Return for final before the full board with landscaping and lighting.**

**ACTION: Morris moved, seconded by Goodkind and carried by a vote of 4 to 0 to 1 (Gray and Willson absent, Rivera steps down) to continue 08BAR-00000-00279 for further review. Applicant to return for final approval at the March 5, 2010 meeting.**

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

4. **10BAR-00000-00015**

**Convis Residence Addition**

**Mission Canyon**

(No Assigned Planner)

**Jurisdiction:**

Request of Andy Ribbins, agent for the owner, Gary Convis, to consider Case No. 10BAR-00000-00015 for **conceptual review of residence addition of approximately 615 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,620 square feet and garage of approximately 470 square feet. The proposed project will require approximately 12 cubic yards of cut and approximately 8 cubic yards of fill. The property is a 7,630 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-150-011, located at **986 Cheltenham** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

- a. **Benign project.**
- b. **New entry extends into the patio taking up valuable exterior area; reconsider.**
- c. **At entry, consider exchanging plaster wall for continuation of wood rail detail.**
- d. **Consider eliminating angle on window at entry.**
- e. **Need a landing at the master bedroom doors; show on plans.**
- f. **Consider whether landscaping is needed.**
- g. **Return for preliminary/final before the full board.**

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

5. **09BAR-00000-00190** **Ingrum/Nelson Residence** **Santa Barbara**  
09LUP-00000-00490 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Carl Schneider, architect for the owners, Janice Ingrum and Lorraine Nelson, to consider Case No. 09BAR-00000-00190 for **conceptual review/preliminary approval of a new residence of approximately 3,676 square feet**. The following structure currently exists on the parcel: residence of approximately 2,563 square feet (to be demolished). The proposed project will require approximately 45 cubic yards of cut and no fill. The property is a 0.55 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-252-004, located at **1428 Camino Meleno** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/08/10)
- COMMENTS:**  
**Public speaker: Byron Moren**  
**SBAR Comments:**
- a. **Competent architecture.**
  - b. **Re., south elevation:**
    - o **Restudy the window details: thicken the sill to make the entire wall plane look thick.**
    - o **Restudy proportions of towers.**
  - c. **Restudy retaining walls with the goal of visually breaking them up.**
  - d. **Proposal includes a lot of paving; consider limiting areas of paving to achieve low impact development goals of reducing storm water runoff from the site.**
  - e. **Return for preliminary/final before the full board.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**
6. **09BAR-00000-00194** **Macaluso Garage/Workshop** **Hope Ranch**  
09LUP-00000-00498 (Petrya Leyva, Planner) **Jurisdiction: Ridgeline-Urban**  
Request of Marsha Zilles, architect, for the owner, Nick Macaluso, to consider Case No. 09BAR-00000-00194 for **preliminary/final approval of a new two story detached garage/workshop of approximately 968 net square feet and 123 gross square feet of exterior stair**. The following structure currently exists on the parcel: residence of approximately 1,204 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 0.623 acre parcel zoned 1.5 EX-1 and shown as Assessor's Parcel Number 063-043-016, located at **4025 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/08/10 & 1/22/10)
- ACTION: Yardy moved, seconded by Roberts and carried by a vote of 4 to 0 (Gray, Willson and Morris absent) to grant preliminary/final approval of 09BAR-00000-00194.**
7. **10BAR-00000-00007** **Locicero As-Built Additions** **Mission Canyon**  
10LUP-00000-00011 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Jason Lociero, owner, to consider Case No. 10BAR-00000-00007 for **preliminary /final approval of an as-built residence addition 870 square feet and an as-built outhouse of approximately 27 square feet**. The following structures currently exist on the parcel: a residence, outhouse, shed and carport. The proposed project will not require grading. The property is a .23 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-130-059, located at **2969 Kenmore Place** in the Mission Canyon area, First Supervisorial District. (Continued from 2/05/10)
- ACTION: Roberts moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Willson and Morris absent) to grant preliminary/final approval of 10BAR-00000-00007.**

## Toro Canyon/Summerland/Carpinteria Areas

8. **10BAR-00000-00016 Erdmann Residence Addition Summerland**  
(No Assigned, Planner) **Jurisdiction: Summerland**  
Request of David Chase, AM Design and Drafting architect for the owner, Robert Erdmann, to consider Case No. 10BAR-00000-00016 for **conceptual review of a residence addition of approximately 81 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,346 square feet and carport of approximately 300 square feet. The proposed project will not require grading. The property is a 8,437 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 005-142-002, located at **2319 Whitney Street** in the Summerland area, First Supervisorial District.  
**ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Gray and Willson absent) to continue 10BAR-00000-00016 to the March 5, 2010 meeting at the request of the applicant. See Agenda Status Report.**
9. **10BAR-00000-00013 Joseph New Residence/Garage/Cabana/Pool/Tennis Court Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro Ridgeline - Rural**  
Request of Don Nulty, architect for the owner, George Joseph, to consider Case No. 10BAR-00000-00013 for **conceptual review of a new residence of approximately 6,871 square feet (with basement of approximately 1,600 square feet, detached garage of approximately 1,000 square feet and cabana of approximately 800 square feet. (A detached residential second unit of approximately 1,200 square feet – not for SBAR review)** No structures currently exist on the parcel. Grading to e determined. 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** in the Toro Canyon area, First Supervisorial District.  
**COMMENTS:**  
**Public speaker: Paul Recsei**  
**SBAR Comments:**  
a. The SBAR prefers the relocated envelope.  
b. Voluntary 16 foot height limitation is terrific.  
c. Architecture is lovely and appropriate to the site.  
**Project received conceptual review only, no action was taken. Applicant to return for preliminary approval.**
10. **09BAR-00000-00185 Circle G LLC Pool/Spa/Patio/Deck/Bath Carpinteria**  
09CDP-00000-00094 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Jennifer Foster, agent for the owners, Victoria Jackson and Bill Guthy, to consider Case No. 09BAR-00000-00185 for **further conceptual review and preliminary approval of a pool of approximately 1,344 square feet, patio/deck of approximately 1,780 square feet, bath/storage structure of approximately 170 square feet, and detached office of approximately 391 square feet**. The following structures currently exist on the parcel: residence of approximately 4,377 square feet and a garage of approximately 1,054 square feet. The proposed project will require approximately 78 cubic yards of cut and approximately 17 cubic yards of fill. The property is 161.37 total acres zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-200-081 and -082, located at **6060 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 12/04/09 & 2/05/10)  
**COMMENTS:**  
a. Interesting design concept for pool.  
b. Project will disturb steeply sloping area; return with landscape plan and irrigation. Landscape plan must consider erosion control.  
c. Return for preliminary/final before the full board.

**Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the March 5, 2010 meeting.**

- 11. 09BAR-00000-00094 Caltrans Highway 101 HOV Lanes** **Carpinteria**  
09DVP-0000000014 (Alex Tuttle, Planner) **Jurisdiction: DVP**  
09CDP-00000-00023

Request of Carlos Montez and Nicholas Cormier, agents for State of California Department of Transportation (Caltrans), to consider Case No. 09BAR-00000-00094 for **preliminary/final approval of a project involving the addition of HOV lanes in each direction of US 101 of approximately 2.123 acres (or 92,456 square feet) within Caltrans right-of-way.** The proposed project will require approximately 7,362 cubic yards of cut and fill. The Santa Barbara unincorporated portion of the six mile multi-jurisdictional project is zoned Transportation Corridor and located in the Carpinteria area, First Supervisorial District. (Continued from 6/19/08 & 7/10/09 & 10/23/09 & 2/05/10)

**CONDITION:**

- **Project received preliminary and final approval with the following condition: At the Bates ramp, proposed new trees should be uniformly *Cupressus macrocarpa*.**

**ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 5 to 0 (Gray and Willson absent) to grant preliminary/final approval of 09BAR-00000-00094.**

- 12. 09BAR-00000-00103 State Street Hospitality, Inc. 89-Room Hotel** **Santa Barbara**  
09DVP-00000-00018 (Julie Harris, Planner) **Jurisdiction: DVP**

Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **further conceptual review of a new 89-room hotel of approximately 46,770 square feet with a partially subterranean parking garage of approximately 40,740 square feet (98 parking spaces), and a roof deck of approximately 400 square feet.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.87-acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/10/09, 12/18/09 & 1/22/10 & 2/05/10)

**COMMENTS:**

- Appreciate the level of drawings for this continued conceptual review.**
- Appreciate that the project design has been revised with the goal of responding to SBAR comments.**
- With the exception of the south elevation, the architect has made an obvious and conscious effort to break down the massing and height of the building. The project is radically different from where it started and the SBAR feels it can work with the architect and project team.**
- Elevations are better but still seem façade like. Planes need to be even more broken up and the architecture needs to read the same all the way around but the project is starting to work. Goal is to keep breaking down forms into human scale. . Issues remaining are primarily size, bulk, scale and how massing is broken up. Bulk and scale of the project is very large for the lot; continue to work on breaking down the massing. Consider breaking up the building with another arcade or breezeway at themed point of the front side of the building adjacent to the proposed patio on the east elevation.**
  - **East elevation is stylistically the most successful, with its playful reference to a little village of different, closely packed buildings.**
  - **West elevation needs more work to look less commercial and more playful.**

- **Re., the north elevation, while the SBAR appreciates the idea of creating a sense of entry, there is some concern about the scale of the entry elements; restudy to break down scale.**
- **South elevation needs real work; address roof details.**
- e. **Details will be critical to the success of the project; character of architecture needs to be reinforced through the details.**
- f. **The circulation looks better.**
- g. **Landscape will need to include specimen size plants at installation (i.e., 60-72" box sizes, minimum)**
- h. **Drawings are pretty and it is now time for story polling the project. Will need to story pole hips and ridges and include stringlines. Story poling will make the project very clear.**
- i. **SBAR would like to have a joint site visit to the story poles with the County PC.**

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

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Jeremy Roberts, and carried by a vote of 5 to 0 (Martha Gray and Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, March 5, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 2:30 P.M.