



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of March 27, 2009**

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 Vice Chair, Laurie Romano, at 9:10 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

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Willson moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera, Morris and J. Roberts absent) to:

- Continued Item No. 6 07BAR-00000-00279 The Knoll Twelve New Residence to the meeting of April 10, 2009 at the request of the applicant.

**III. MINUTES:** Gray moved, seconded by C. Roberts and carried by a vote of 4 to 0 (Rivera, Morris and J. Roberts absent) to approve the Minutes of March 13, 2009.

### **IV. CONSENT AGENDA:**

**C-1. 08BAR-00000-00195 Howard New Residence Mission Canyon**  
08LUP-00000-00658 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**  
Request of Fred L. Sweeney, agent for the owner, William Howard, to consider Case No. 08BAR-00000-00195 for **final approval on consent of new residence of approximately 2,134 square feet and garage of approximately 486 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 1,092 square feet and garage of approximately 232 square feet. The proposed project will require approximately 48 cubic yards of cut and fill. The property is a 7,800 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-017, located at **2870 Ben Lomond Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 10/03/08 & 12/19/08)

**ACTION:** Gray moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and J. Roberts absent) to grant final approval on consent of 08BAR-00000-00195.

**C-2. 08BAR-00000-00085 Hardy New Barn and Stables Hope Ranch**  
08LUP-00000-00192 (Sarah Clark, Planner) **Jurisdiction: Ridgeline – Urban**  
08MOD-00000-0004

Request of Edgar L. Sands, architect for the owners, Mr. and Mrs. Mark Hardy, to consider Case No. 08BAR-00000-00085 for **final approval on consent of a new barn and stables of approximately 1,728 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and guest house of approximately 800 square feet. The proposed project will require approximately 1,600 cubic yards of cut and approximately 48 cubic yards of fill. The property is a 68,800 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-291-014, located at **4426 Via Alegre** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/06/08, 8/08/08, 10/03/08 & 3/13/09)

**ACTION: Gray moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and J. Roberts absent) to grant final approval on consent of 08BAR-00000-00085.**

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

VI. **STAFF UPDATE:** None

VII. **STANDARD AGENDA:**

**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, 2/13/09 & 3/13/09)

**COMMENTS:**

- a. **The SBAR strongly supports the proposed architecture; the project is handsome and has lots of potential. Success will be in the details.**
  - **Like the skinning of the building but still looks like a block: consider more height and material variations.**
  - **Some concern regarding massing: looks almost institutional.**
  - **Colors are a bit overwhelming as shown. Maybe use strong colors as accents. Vary materials; consider using more natural materials such as Cortin and more of the natural materials proposed such as concrete block.**
- b. **Varied responses to plinth along streetscape. Isla Vista is generally built at a human scale. Patios facing the street make sense, but streetscape needs to be softened through use of appropriate plant materials and hardscape forms e.g., three foot wide planters (to outside edge) are not substantial enough to allow for plantings which would soften the streetscape.**
- c. **Proposed courtyard and landscaping need additional design development.**
  - **Proposed walled patios will diminish interior courtyard space. Need to make a decision: will the courtyard comprise little individual edge spaces or will it be a single open space with focal areas. Walled patios may be unnecessary for the prospective student population and a gathering area more appropriate.**

- For a gathering area design, consider not only desired pedestrian paths through the area but also a central gathering element such as a freestanding fireplace or a fountain, seating walls or furniture.
- d. Need to improve the connection of the project to the park and to help the project read as a courtyard development from the street.
- Consider widening the opening by reducing the size of and pulling back the type A building.
  - Consider lacy shade trees instead of palms to soften the institutional character of the elevation.
  - Bring the language of the courtyard into the streetscape.
- e. Landscape design has an overabundance of palms.
- f. Return for further conceptual review.

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

### Isla Vista/Goleta

2. 06BAR-00000-00139                      Thielmann Second Dwelling                      Santa Barbara  
06DEV-00000-00006 (Errin Briggs, Planner)                      **Jurisdiction: DVP**

Request of Larry Thompson, architect for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **preliminary approval of a second dwelling of approximately 2,180 square feet with tuck under storage of approximately 640 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,795 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill. The property is a 1.10 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06, 2/02/07, 4/13/07, 5/25/07, 7/06/07, 10/19/07 & 12/05/08)

**Public Comments: Valerie Olson**

**SBAR COMMENTS:**

- Return with a variety of color schemes for the existing home. The proposed body color is too light and peachy.
- Proposed second unit colors are strong and appropriate. Since the applicant wants a choice between using copper on the roof or metal, return with a sample of alternative metal roofing.

Project received preliminary approval with amendment to oak tree screen as shown on 3/3/09 landscape plans (stamped SBAR approved plans with date of 3/27/09)

**ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary approval of 06BAR-00000-00139. Applicant to return for final approval.**

3. 08BAR-00000-00125  
Morrison/Wise Partial Demolition/Conversion and New Residence                      Santa Barbara  
09LUP-00000-00048 (Lisa Martin, Planner)                      **Jurisdiction: Goleta**

Request of David Gatson, agent for the owners, Ashley Morrison and Eric Wise, to consider Case No. 08BAR-00000-00125 for **further conceptual review of a partial demolition of the existing residence of approximately 926 square feet and relocation of the same to an 800 square foot artist studio, and construction of a new approximately 2,250 square foot two-story single family dwelling with attached garage of approximately 594 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 926 square feet and deck. The proposed project will require approximately 7 cubic yards of cut and fill. The property is a 0.41 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-340-018, located at **749 Hope Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/08 & 9/5/08)

**COMMENTS:**

- a. **Project is an improvement over the previous proposal.**
- b. **Verbal description of the design concept sounds appropriate but drawings do not yet articulate the vision.**
- c. **Front elevation needs to calm down; there are currently too many different types of elements. Detailing needs to be addressed.**
  - **Need simplified, appropriate detailing to achieve desired design direction.**
  - **Consider raising the belly band higher so instead of bifurcating the building, it relates to the height of the window sill or handrail.**
  - **Eliminate stair landing window as shown. This could become a little jewel window with iron cross detailing.**
  - **Pick windows that relate proportionally to each other.**
- d. **Need a hierarchy between the front door and the arched gate and wall.**
- e. **Return with photos of mature "silk oak".**
- f. **Return for further conceptual/preliminary reviews.**

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

**4. 09BAR-00000-00025 Marotto New Garage/Barn Goleta**  
**08CDP-00000-00196 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Dave Delorie, agent for the owners, Ron and Sandi Marotto, to consider Case No. 09BAR-00000-00025 for **conceptual review of a new garage/barn of approximately 1,367 net square feet (1,456 square feet gross)**. The following structure currently exists on the parcel: a residence of approximately 2,800 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-262-001, located at **153 Vereda Cordillera** in the Goleta area, Third Supervisorial District. (Continued from 3/13/09)

**COMMENTS:**

- a. **Massing is that of a barn: the proposal is an absolutely iconic design. If project is to be a barn, it must have barn details; consider translating form of the second story down to the ground at the south elevation.**
- b. **If project is intended to match the existing house, it must be so designed.**
- c. **Fixed windows on upper elevation will not allow for cross ventilation; reconsider fixed window locations.**
- d. **Return for further conceptual/preliminary reviews.**

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

**5. 08BAR-00000-00161 Royal Residence Additions Santa Barbara**  
**08LUP-00000-00340 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Carl Schneider, architect for the owner, Marilyn Royal, to consider Case No. 08BAR-00000-00161 for **further conceptual review of residence first floor addition of approximately 560 square feet and a new second floor addition of approximately 610 square feet with a deck of approximately 55 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,240 square feet and a pool. The proposed project will not require grading. The property is a .19 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-120-004, located at **439 Cinderella Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/22/08)

**COMMENTS:**

- a. **While design shows some improvement over the previous proposal, it continues to look like a side loaded addition and is inconsistent with Eastern Goleta Design Guidelines.**
- b. **Reconsider cantilever of second story; makes the elevation look topheavy.**
- c. **Reconsider program for second story.**
- d. **Return for further conceptual review.**

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

**6. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara**  
**07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: DVP**

Request of Jeff Nelson, applicant, to consider Case No. 07BAR-00000-00279 for **preliminary approval of a development of a community of 12 market rate homes (11 new and one existing 7,000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 3,100 to 4,400 square feet with garages ranging from 300 to 500 square feet. The affordable unit is 930 square feet. Landscaping and other site improvements are also proposed.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 7,600 cubic yards of cut and approximately 4,900 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08, 4/11/08, 6/06/08 & 8/08/08, 9/19/08 & 3/13/09)

**ACTION: Willson moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera, Morris and J. Roberts absent) to continue 07BAR-00000-00279 to the meeting of April 10, 2009 at the request of the applicant. See Agenda Status Report.**

**Toro Canyon/Summerland/Carpinteria Areas**

**7. 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 **further conceptual review of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 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. (Continued from 2/13/09 and Site Visit 3/13/09)

**COMMENTS:**

- a. **No changes were made to the project since the previous SBAR review and it remains a flatland house on a visually prominent sloping site. House does not work with the site. Previous comments stand.**
- b. **Reduce scale and/or incorporate stepping into the structure.**
- c. **Bring the level of grading and site design to the high level of the architecture; grading design needs to create a more naturalized setting in the hill. Eliminate feeling of a plinth in the front and reduce feel of retaining walls and graded slope at the back of the house.**
- d. **Loggia and pool are pushed out and, in conjunction with house, create a massive built structure.**
- e. **Consider reducing the size of the motorcourt or placing the motorcourt on the downhill side of the house with a redesign to push the house toward the street.**

**Project received further conceptual review only, no action was taken.**

**8. 09BAR-00000-00028 Brecheen New Residence Toro Canyon**  
**09CDP-00000-00011 (Errin Briggs, Planner) Jurisdiction: Toro**

Request of Tony Xiques, Design Systems and Syndi Souter, Souter Land Use Consulting, agents for the owner, Leigh Brecheen, to consider Case No. 09BAR-00000-00028 for **preliminary/final approval of a new residence of approximately 3,429 square feet and attached garage of approximately 961 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 10 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Numbers 005-670-004, -005, -006 located at **332 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/13/09)

**ACTION: Willson moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary/final approval of 09BAR-00000-00028.**

**9. 08BAR-00000-00147**

**Stern Farm Two New Farm Employee Dwellings and Entry Gates,  
Retaining Walls and Driveway Grading**

**Toro Canyon**

08CNS-00000-00038 (J. Ritterbeck, Planner)

**Jurisdiction: Toro Canyon**

Request of Clay Aurell, AB Design Studios, agent for the owners, Eric and Rachel Stern, to consider Case No. 08BAR-00000-00147 for **preliminary/final approval of proposed “Watchman’s” residence of approximately 1,259 square feet, proposed “Foreman’s” residence main floor of approximately 3,034 square feet, basement of approximately 636 square feet and attached two car garage of approximately 304 square feet. Proposed demolition and rebuild of entry gates and roadway widening, terracing and retaining walls.** The following structures currently exist on the parcel: entry gate and associated columns. The proposed project will require approximately 2,960 cubic yards of cut and fill. The property is a 20.26 acre parcel zoned AG-1-40 and shown as Assessor’s Parcel Number 155-140-067, located at **3050 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/22/08)

**Public Comment:** Anna Carrillo

**SBAR COMMENTS:**

- **Project received preliminary approval with the following comments.**
  - **The required 20’ wide driveway shall be landscaped for slope stabilization to County standards in any disturbed area. Any cut slope greater than 5’ or 30” in depth install jute netting and hydroseeded.**
  - **Provide a landscape plan indicating quantity, fixture type, and location of all landscape lighting.**
  - **Replace proposed Pepper trees at driveway entrance with an alternative native tree species.**
- **Return for Final Review on Consent with Landscape Architect present.**

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera and Morris absent) to grant preliminary approval of 08BAR-00000-00147. Applicant to return for final approval on consent at the meeting of April 10, 2009.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Jeremy Roberts, and carried by a vote of 5 to 0 (Will Rivera and Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 10, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 2:35 P.M.