



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of April 2, 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	
Martha Gray		
Glen Morris		
Steve Willson		
Jeff Yardy		
Lane Goodkind		
Anita Hodosy-McFaul		SBAR Secretary
Errin Briggs	Planner III	

**COMMITTEE MEMBERS ABSENT:** Jeremy Roberts and Jeff Yardy.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

- **Continue Item #3 09BAR-000000-00030 Warfield New Residence and Garage to the meeting if April 16, 2010 at the request of the applicant.**
- **Drop Item # 5 09BAR-00000-00178 Melton Residence Addition and New Garage from the agenda the request of the applicant.**
- **Continue Item #6 10BAR-00000-00042 Erickson New Residence to the meeting of April 16, 2010 at the request of the applicant.**
- **Withdraw Item #10 10BAR-00000-00045 Swords New Residence from the agenda at the request of Planning and Development.**

**III. MINUTES:** Gray moved, seconded by Goodkind and carried by a vote of 5 to 0 (Roberts and Yardy absent) to approve the Minutes of March 19, 2010 as revised.

**IV. CONSENT AGENDA:** None.

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

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 09BAR-00000-00172 Estero Park Improvements Isla Vista**

09DVP-00000-00031 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Jeff Ferber, RRM Design Group, agent for the owner, Isla Vista Recreation and Parks District, to consider Case No. 09BAR-00000-00172 for **preliminary approval of park improvements including relocated basketball courts, a reconfigured soccer field, relocated parking spaces and landscape, hardscape and lighting improvements.** The following structures currently exist on the parcel: 1 maintenance shed of approximately 100 square feet. The proposed project will require approximately 126 cubic yards of cut and approximately 2,012 cubic yards of fill. The property consists of 5.59 total acres zoned REC and PI, shown as Assessor's Parcel Numbers 075-010-013, -014, 075-091-020, -041, -042, located at **6706 Estero Road** in the Isla Vista area, Third Supervisorial District. (Continued from 11/06/09)

**COMMENTS:**

- a. **SBAR is very supportive of this project. Nice work.**
- b. **Park sign reads as part of the Community Center building. Consider relocating across the bikeway to read better with the park's open space.**
- c. **Upsize oak plantings to 24" box from 15-gallon.**
- d. **Change bioswale plant materials to container plants instead of seed mix. Narrow selection to one or two species for easier maintenance.**
- e. **Consider alternative species for turf grass.**
- f. **Return with color samples for bikeway and basketball court.**

**ACTION: Morris moved, seconded by Goodkind and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary approval of 09BAR-00000-00172. Applicant to return for final approval on consent.**

**2. 08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista**

09DVP-00000-00002 (Errin Briggs, Planner) **Jurisdiction: Coastal**  
09TPM-00000-00001

Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **preliminary approval of a new mixed-use building of approximately 15,943 (C-2 Site) and a new condominium building of approximately 5,354 square feet (SRH-2 Site) for approximate total of 21,297 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 3,877 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08 & 11/20/09)

**COMMENTS:**

- **Great project. Massing is appropriate, has evolved well.**
- **Take a closer look at materials/colors and bring a full material/color-board to final review.**

**ACTION: Morris moved, seconded by Willson and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary approval of 08BAR-00000-00270. Applicant to return for final approval full board.**

3. **09BAR-00000-00030 Warfield New Residence and Garage Isla Vista**  
09CDH-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Coastal**  
Request of Jose L. Esparza, architect for the owner, Kenneth A. Warfield, to consider Case No. 09BAR-00000-00030 for **preliminary/final approval of a new residence of approximately 1,075 square feet, basement of approximately 1,013 square feet and garage of approximately 528 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 199.5 cubic yards of cut and approximately 137.2 cubic yards of fill. The property is a 7,364 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-009, located at **6822 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 3/13/09)
- ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts and Yardy absent) to continue 09BAR-00000-00030 to the meeting of April 16, 2010 at the request of the applicant. See Agenda Status Report.**
4. **09BAR-00000-00066**  
**St. George Residence Addition, Garage Demolition/Rebuild, Carport, and 2<sup>nd</sup> Story Unit Isla Vista**  
09CDH-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista**  
Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 09BAR-00000-00066 for **further conceptual review of residence addition of approximately 132 square feet, demolition of existing garage of approximately 400 square feet, proposed garage of approximately 509 square feet, proposed carport of approximately 220 square feet, proposed second story unit of approximately 490 square feet and second story balcony of approximately 210 square feet.** The following structures currently exist on the parcel: residence of approximately 860 square feet and garage of approximately 400 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 5,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-191-016, located at **6721 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 5/08/09 & 05/22/09)
- COMMENTS:**
- Funk, as requested by SBAR, is not going in the right direction.**
  - Overall composition of architecture is not working. Project is not successful yet but can be improved with refinement. Restudy.**
  - Deck with angled posts should be more of a statement, more bold. Consider adding more posts, wider posts or other change.**
  - Color palette and conceptual landscaping may help illuminate where the design is going.**
  - Return for further conceptual.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**
5. **09BAR-00000-00178 Melton Addition/New Garage Hope Ranch**  
09LUP-00000-00474 (Kimberley McCarthy, Planner) **Jurisdiction: Design Overlay**  
Request of Eric Swenumson, agent for the owners, Kurt Melton and Judy Mouderrres, to consider Case No. 09BAR-00000-00178 for **further conceptual review and preliminary approval of an addition of approximately 903 square feet to the existing residence and a new attached garage of approximately 558 square feet.** The following structure currently exists on the parcel: residence of approximately 1,412 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-191-005, located at **295 Arboleda Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 12/04/09 & 3/19/10)

**ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts and Yardy absent) to drop 09BAR-00000-00178 from the agenda at the request of the applicant. See Agenda Status Report.**

6. **10BAR-00000-00042**  
**Erickson New Residence, Guest House & Agricultural Accessory Structure** **Goleta**  
**10LUP-00000-00092 (Errin Briggs, Planner)** **Jurisdiction: Ridgeline - Rural**  
Request of James Bell, architect for the owner, Shawn Erickson, to consider Case No. 10BAR-00000-00042 for **preliminary/final approval of a new residence of approximately 2,996 square feet, guest house of approximately 783 square feet and agricultural accessory structure of approximately 272 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 310 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 6.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-021, located at **0 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 3/19/10)

**ACTION: Will moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts and Yardy absent) to continue 10BAR-00000-00042 to the meeting of April 16, 2010 at the request of the applicant. See Agenda Status Report.**

7. **09BAR-00000-00190** **Ingrum/Nelson Residence** **Santa Barbara**  
**09LUP-00000-00490 (Kimberley 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 **preliminary/final 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 & 2/19/10)

**ACTION: Morris moved, seconded by Willson and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary/final approval of 09BAR-0000-00190.**

8. **09BAR-00000-00055** **T-Mobile at Hollister** **Santa Barbara**  
**09CUP-00000-00013 (Megan Lowery, Planner)** **Jurisdiction: Permit Condition**  
Request of SureSite Consulting Group, LLC, agent for the owners, Davidson S. Leland II and Sharon M. Leland, and applicant T-Mobile West Corporation, to consider Case No. 09BAR-00000-00055 for **further conceptual review of a new wireless telecommunications facility of approximately 400 square feet.** The following structures currently exist on the parcel: a nursery and nursery building. The proposed project will not require grading. The property is a 6.67 acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 065-080-010 located at 5030 Hollister Avenue in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

**Public Comment:**

Eric Seale, Sema English, Warren Small, Nelda Nutter, Donald Kell

**SBAR Comments:**

- a. **SBAR appreciates applicant willingness to address previous SBAR and neighborhood comments.**
- b. **Consider relocating windmill to more central location on the site, away from the private residences.**
- c. **Trellis/skirt at base should come up to the turbine as shown in the photo simulation.**
- d. **Drawings must match photo simulation.**
- e. **Integrate the technical box into trellis if possible.**
- f. **Windmill should appear authentic. Scale of windmill components (blade, tail, etc.) should be typical of operational windmill. Use real windmill if possible, blades should spin if there would be no impacts such as noise, etc.**
- g. **Eliminate utility pole and study possibility of undergrounding utilities.**
- h. **Return for further conceptual review.**

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

9. **10BAR-00000-00049 Douglas As-Built Garage/Workshop Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Joseph H. Moticha, architect for the owner, Blair Douglas, to consider Case No. 10BAR-00000-00049 for **conceptual review of as-built garage/workshop of approximately 832 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,000 square feet, second residence of approximately 1,200 square feet, storage barn of approximately 2,000 square feet and storage shed of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-005 located at **830 Poinsettia Way** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- **Project is appropriate, no changes needed at this time.**
- **Bring photo of existing exterior lighting and show shielding.**
- **Return for preliminary/final**

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

**Toro Canyon/Summerland/Carpinteria Areas**

10. **10BAR-00000-00045 Swords New Residence Carpinteria**  
(No Assigned Planner) **Jurisdiction: Ridgeline-Rural**

Request of Michael Manzo, architect and Jenifer Welch, agent Penfield & Smith, for the owner, Sean Sword, to consider Case No. 10BAR-00000-00045 for **conceptual review of a new residence of approximately 3,285 square feet, garage approximately 530 square feet and pool**. No structures currently exist on the parcel. The proposed project will require approximately 150 cubic yards of cut and fill. The property is a 1.47 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 001-050-018, located at **7015 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District.

**ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts and Yardy absent) to withdraw 10BAR-00000-00045 from the agenda at the request of Planning and Development.**

11. **Discussion Item Calprop III, IV LLC Summerland**  
10CDH-00000-00008 (Errin Briggs, Planner) **Jurisdiction: Coastal**

Request of Chip Wullbrandt, agent for the owner, Calprop III, IV for **discussion on trail enhancements for Loon Point public trail including new fence, walls, pathway, erosion control and landscaping**. No structures currently exist on the parcel. The proposed project grading is minimal. The property is a 9 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Numbers 005-260-014, -013, located at **2773 and 2777 Padaro Lane** in the Summerland area, First Supervisorial District.

**COMMENTS:**

**Public Comment:**

Jeff O'Neill, Suzanne Perkins

**SBAR Comments:**

- **Consider using species native to this specific area rather than general California natives. Would help the project blend in with the surroundings better.**
- **Use variable size boulders along pathway, not mono-size**

**Project was a discussion item only, no action was taken.**

***There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Steve Willson, and carried by a vote of 5 to 0 (Jeremy Roberts and Jeff Yardy absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 16, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 12:30P.M.

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