



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of April 10, 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, Will Rivera, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair	
Laurie Romano	Vice Chair	
Martha Gray		
Chris Roberts		
Jeremy Roberts		
Glen Morris		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Steve Willson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None

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

- **Drop Item 3 07BAR-00000-00127 Rodriguez Partial Residence Addition/Remodel from the agenda at the request of the applicant.**
- **Drop Item 4 08BAR-00000-00230 Robles Residence Second Story Addition from the agenda at the request of the applicant.**
- **Continue Item 11 09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool to the meeting of April 24, 2009 at the request of the applicant.**

III. MINUTES: J. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris and Willson absent, Rivera abstains) to approve the Minutes of March 27, 2009.

IV. CONSENT AGENDA:

**C-1. 09BAR-00000-00029 Saenger Residence Addition/Alteration Mission Canyon
09LUP-00000-00080 (Lisa Martin, Planner) Jurisdiction: Mission**

Request of James Bell, architect for the owners, Charles and Sally Saenger, to consider Case No. 09BAR-00000-00029 for **final approval on consent of a residence addition/alteration of approximately 275 square feet and interior alteration of approximately 80 square feet.** The following structures currently exist on the parcel: a residence of approximately 870 square feet and garage of approximately 402 square feet. The proposed project will not require grading. The property is a 7,000 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-163-028, located at **856 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 3/13/09)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Willson absent) to grant final approval on consent of 09BAR0-00000-00029.

**C-2. 08BAR-00000-00115 Atterbury Demolition/New Residence Hope Ranch
08MOD-00000-00008 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Urban**

Request of Bob Easton, architect for the owners, Harry and Wendy Atterbury, to consider Case No. 08BAR-00000-00115 for **final approval on consent of a new residence of approximately 4,282 square feet, three car garage of approximately 790 square feet and cabana of approximately 410 square feet.** The following structures currently exist on the parcel: existing residence and attached garage to be demolished of approximately 1,857 square feet. The proposed project will require approximately 659 cubic yards of cut and approximately 225 cubic yards of fill. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 063-096-006, located at **1050 Monte Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/20/08 & 12/05/08)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Willson absent) to grant final approval on consent of 08BAR-00000-00115.

**C-3. 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 **final approval on consent 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 & 3/27/09)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Willson absent) to grant final approval on consent of 08BAR-00000-00147.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None

VI. STAFF UPDATE: None

STANDARD AGENDA:

Isla Vista/Goleta

1. **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 approximately 1,000 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 & 3/27/09)

COMMENTS:

- a. **The project is ready for preliminary SBAR approval subject to resolution of the designs, as discussed below, of SFD on Lot 13, the fence and wall system and the landscape planting plan.**
- b. **Re., SFD on Lot 13: SBAR is split on whether lowering the finished floor of the SFD by two feet addressed the Board's concerns about the boxy massing of the house but is collectively concerned about the northwest corner of the house which appears as a two story element, a tall and volumetric projection at the lowest portion of the site, and highly visible from offsite.**
 - **Consider lowering FF further – even by six inches.**
 - **Consider an eight foot plate height on the second story.**
 - **Consider pulling the northwest corner of the building back into the house by shifting the locations of the bathrooms and elongating the front elevation.**
 - **As conceptually presented, the trees are well chosen and placed to screen the north elevation. However, SBAR will need to see a specific landscape plan of the area.**
- c. **Re., fences and walls: verbal description of the system of walls and fences across the site is not adequately illustrative of the system to warrant a preliminary approval. Drawings need to be fully developed to describe proposal with heights of walls indicated, materials indicated, relationships of walls to fences indicated etc.**
 - **While verbal description of these elements of the project sound conceptually appropriate, the design must be developed to the point where it is graphically specific enough to describe the proposal in detail in order to receive preliminary approval: proposal must result in a cohesive design throughout the development. Proposal must be drawn. Use details and illustrative elevations to help describe proposal.**
 - **Use a common/consistent stone material to define the development.**
 - **Tier boulder walls and plantings: this could become a theme throughout the project.**
 - **Project appears to be overly fenced. Five foot fencing is preferable to six foot. Needs to be more of an open community and so fencing needs to “disappear”: consider use of alternatives to wooden fencing (even no climb wire might work to disappear in surrounding plant materials); consider eliminating fencing where landscape barriers might be used instead.**
- d. **Re., landscaping: concept is coming through in verbal descriptions but design must be developed and graphically and accurately defined in order to receive preliminary approval.**
 - **SBAR is opposed to the concept of a dense hedge along the Patterson Road frontage and seeks a human scale landscape design along this edge. As previously expressed in SBAR minutes, the plantings need to be clustered, informal and**

natural, to allow the ground plane plantings to read in front of and in between taller plant materials. Can still get adequate privacy screening without providing a tall dense screen hedge.

- Coordinate civil and landscape plans.
- e. Return for further preliminary review.

ACTION: C. Roberts moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to continue 07BAR-00000-00279 for further preliminary approval.

2. **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 **further onceptual review and preliminary approval 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 & 3/27/09)

COMMENTS:

- Project received preliminary approval with the following conditions.
 1. Bring side car doors in further toward the center of the elevation.
 2. Move man door similarly away from edge of elevation.
 3. Add a tree to screen the northeast elevation.
- Return for final on consent.

ACTION: Morris moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Willson absent) to grant preliminary approval of 09BAR-00000-00025. Applicant to return for final approval on consent at the meeting of April 24, 2009.

3. **07BAR-00000-00127 Rodriguez Residence Partial Demolition/Remodel Goleta**
07LUP-00000-00313 (Seth Shank, Planner) **Jurisdiction: Goleta**

Request of R. Brian Nelson, architect for the owner, Al Rodriguez, to consider Case No. 07BAR-00000-00127 for **final approval of a partial residence demolition of approximately 2,242 square feet. Proposed is a first floor addition of approximately 2,482 square feet, second floor addition of approximately 2,323 square feet, porches of approximately 750 square feet and decks of approximately 864 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,374 square feet, garage/accessory structure of approximately 1,296 square feet, covered BBQ of approximately 780 square feet and shed of approximately 56 square feet. The proposed project will require approximately no cut and approximately 104 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006, located at **1020 La Vista Road** in the Goleta area, Second Supervisorial District. (Continued from 6/08/07, 7/11/08, 10/03/08, 2/27/09 & 3/13/09)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to drop 07BAR-00000-00127 from the agenda at the request of the applicant. *See Agenda Status Report.*

4. **08BAR-00000-00230 Robles Residence Second Story Addition Santa Barbara**
08LUP-00000-00577 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Tony Xiques, agent for the owner, Edward Robles, to consider Case No. 08BAR-00000-00230 for **preliminary/final approval of a second story addition of approximately 1,161 square feet, first floor addition of 422 square feet and attached garage of 990 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,526 square feet and detached garage of approximately 458 square feet. The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at **313 Rosemead Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/24/08, 12/05/08 & 3/13/09)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to drop 08BAR-00000-00230 from the agenda at the request of the applicant. See Agenda Status Report.

5. **08BAR-00000-00271 Cushman New Residence, Guesthouse and Garages Santa Barbara**
08LUP-00000-00717 (Sarah Clark, Planner) **Jurisdiction: Goleta**

Request of Gregory C. Jenkins, architect for the owners, Lee and Kathryn Cushman, to consider Case No. 08BAR-00000-00271 for **preliminary approval of a new residence with garage of approximately 5,089 square feet and guesthouse with garage of approximately 998 square feet.** The following structure currently exists on the parcel: a shed of approximately 288 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 40 acre parcel zoned MT-40 and shown as Assessor's Parcel Number 153-170-024, located at **1755 N. Fairview Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09)

COMMENTS:

- **Project received preliminary approval with the condition that the barren slope be hydroseeded with native plant materials.**
- **Return for final on consent with a lighting plan.**

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Gray and Willson absent) to grant preliminary approval of 08BAR-00000-00271. Applicant to return for final approval on consent.

6. **08BAR-00000-00092 Tomra Recycling Center Isla Vista**
08CDP-00000-00053 (Errin Briggs, Planner) **Jurisdiction: DVP**

Request of Peter Margolis, agent for the owner, Lee Johnson, to consider Case No. 08BAR-00000-00092 for **further conceptual review of a recycle center of approximately 272 square feet.** No structures currently exist on the lot of a retail business. The proposed project will not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-013, located at **939 Embarcadero** in the Isla Vista area, Third Supervisorial District. (Continued from 6/20/08 & 8/08/08)

COMMENTS:

- a. **Build a curb parallel to the bins to allow room for new trees; new trees to match existing on site.**
- b. **Use *Rhaphiolepis* with gravel or a prostrate rosemary.**
- c. **Add a note that plantings will be irrigated.**
- d. **Return for preliminary/final reviews before the full board with drawings of the bin area of the parking lot, including the proposed surrounding plant materials and new curb, at 1/4"=1'-0".**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **09BAR-00000-00050 Turner Residence 2nd Story Addition, Conversion Hope Ranch**
09CDP-000000-00017 (Brian Banks, Planner) **Jurisdiction: Ridgeline**

Request of Tony Spann, Harrison Design Association, architect for the owner, Daphne Turner, to consider Case No. 09BAR-00000-00050 for **conceptual review of residence 2nd story addition of approximately 1,172 square feet, conversion of approximately 215 square feet of garage bay to hobby room, minor interior remodel and two trellis .** The following structures currently exist on the parcel: a residence of approximately 4,958 square feet and three car garage of approximately 635 square feet. The proposed project will require will not require grading. The property is a 3.25 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-062-025, located at **4426 Via Bendita** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- **Very contextual.**
- **Return for preliminary/final before the full board.**

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

Toro Canyon/Summerland/Carpinteria Areas

8. **09BAR-00000-00041 Vedanta Society Residence Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**

Request of Howard Wittausch architect, and Heidi Jones agent, for the owner, The Vedanta Society, to consider Case No. 09BAR-00000-00041 for **conceptual review of a donated residence of approximately 836 square feet to be moved from 1242 Shoreline Drive.** The following structures currently exist on the parcel: The Vedanta Society Temple, bookstore, dormitories and monastery. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 12.71 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Numbers 155-030-027, -028, located at **901, 925, 927, 963, and 965 Ladera Lane** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- Proposal is wonderfully green and the SBAR supports reuse of existing housing stock.**
- Loosen up engineered slope so that the nestled home looks like it is in a natural setting.**
- In respect to landscaping, try to simply restore what is existing.**
- Add a multi trunk oak off the south east corner of the house.**
- Return for preliminary/final on consent.**

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

9. **08BAR-00000-00093 3282 Beach Club Trust Residence Additions/Remodel, Watchman's Trailer Carpinteria**
08CDH-00000-00014/08CDP-00000-00055 (Errin Briggs, Planner) **Jurisdiction: Toro**
08CUP-00000-00027/08LUP-00000-00211

Request of Michael Lilly, agent for the owner, Timothy Hocter, Trustee of the 3283 Beach Club Drive Family Trust, to consider Case No. 08BAR-00000-00093 for **further conceptual review of a residential remodel, addition totaling approximately 150 square feet, watchman's trailer with loft of approximately 798 square feet and a comprehensive landscaping and restoration plan. (Also included but not for SBAR review a detached residential second unit of approximately 1,118 square feet.)** The following structures currently exist on the parcel: a gazebo of approximately 468 square feet, temporary metal storage containers totaling 1,829 square feet, detached garage with attached carport and accessory structure of approximately 1,267 square feet and miscellaneous structures including a tree house and free standing wood deck. The proposed project will not require grading. The property is a 17.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-009, located at **2825 Padaro Lane** in the Carpinteria area, First Supervisorial District. (Continued from 6/20/08)

COMMENTS:

Public speaker: Tom Evans

SBAR Comments:

- No comments on previously approved project elements.**
- Proposed restoration design along creek, as proposed by biologist, is natural and lovely.**
- The estate related portion is a mixture of formality and informality. Formality of landscaping is inappropriate to the site and not in context with the setting. Encourage a more natural landscape throughout.**

- d. **Project needs organization. Additionally, the two proposed landscape designs need to be compatible. Need to be careful at interface in respect to tree selection as well as design elements. Better approach would be to focus formalized landscape around the existing estate house, allowing the landscape forms to become more organic throughout the subject lot.**
- e. **SBAR objects to the parking area at the adjusted lot line. Additionally, parking is excessive.**
- f. **Proposed maintenance area is in a publicly prominent area. Project element needs greater definition or relocation to engender SBAR comments.**
- g. **Reconsider location of tennis court.**
- h. **Pond needs to be completely lined to avoid bluff erosion.**
- i. **Move the parterre and vineyard, including all irrigation, off the bluff edge and simplify palette.**

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

**10. 09BAR-00000-00054
Rosenbaum Demolition/New Residence, Farm House, Guest House, Cabana,
Farm Storage, Gazebo, Employee House and Gym Summerland
(No Assigned Planner) Jurisdiction: Summerland**

Request of Steven Rainville, architect and Ginger Anderson, agent for the owner, Dan Rosenbaum, to consider Case No. 09BAR-00000-00054 for **conceptual review of a new residence of approximately 7,865 square feet, farm office of approximately 800 square feet, guest house of approximately 780 square feet, cabana of approximately 390 square feet, gym of approximately 524 square feet, farm storage/garage of approximately 8,186 square feet, employee housing of approximately 800 to 1,000 square feet and gazebo of approximately 1,000 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,187 square feet, stable and play structures. (Residence and play structure to be demolished.) The proposed project will require approximately 14,778 cubic yards of cut (cut to be relocated on site to greatest extent possible) and approximately 8,138.5 cubic yards of fill. The property is a 875,678 square foot parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-030-040, located at **498 Freehaven Drive** in the Summerland area, First Supervisorial District.

COMMENTS:

Public speakers: Sarah Hall, Tom Evans.

SBAR Comments:

- a. **Beautiful piece of architecture. SBAR commends the architect for proposing this style: very elegant.**
- b. **Program resolution (clustering of uses under one roof) is interesting but does result in a project of grand scale; need to better understand site implications: need story poles and site visit.**
- c. **Like the single story and disagree with the Summerland ARC: do not vary roof heights. Love the green roof elements. Encourage handrails and cables rather than glass railing.**
- d. **Agree with the use of soil to achieve earth tones.**
- e. **Pool is opulent with too much water use negating otherwise green idea of house. Hot tub is excessively large. Reconsider the pool, tennis court interface; infinity edge appears ill advised.**
- f. **Return with site sections.**
- g. **Important to get a planner. Need planner comments on consistency with Summerland Community Plan prior to site visit.**

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

11. 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 & 3/27/09)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to continue 09BAR-00000-00017 to the meeting of April 24, 2009 at the request of the applicant. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Laurie Romano, and carried by a vote of 6 to 0 (Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 24, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:10 P.M.