



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 16, 2006

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Anita Hodosy	BAR Secretary	
Allen Bell	Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Kathryn Dole, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	Chair
Pamela Ferguson Ettinger	
Valerie Froscher	
Chris Roberts	
Anita Hodosy	BAR Secretary
Allen Bell	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson and Jeremy Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENTS:** None.
- II. **AGENDA STATUS REPORT:** Not Applicable.
- III. **MINUTES:** Not Applicable.
- IV. **STANDARD AGENDA**

The 1993 Goleta Community Plan included an action item (VIS-GV-1.2) to develop design guidelines for residential development with input from interested neighborhood groups. The mission and goals of the project is to develop reasonable, practical, and objective design guidelines to assist decision-makers, residents, home-owners, and architects during the design development of single family homes in the unincorporated Goleta Valley.

The proposed *Goleta Residential Design Guidelines* would apply to single family and duplex units. Potential "triggers" to require SBAR review would be:

- New or rebuilt single-family homes
- Second story additions
- Any addition of more than 500 square feet
- Garage conversions

- Second story balconies or decks that are substantially visible from the street frontage and/or have the potential to infringe upon the privacy of adjacent properties
- Any structural alterations to the front of the house less than 500 square feet that is substantially visible from the street frontage.

Following a public design charette on June 3, 2006, a preliminary draft of the *Goleta Residential Design Guidelines* will be presented to the South Board of Architectural Review on June 16, 2006 to solicit input. The objective is to prepare the guidelines for adoption by the Board of Supervisors by December 2006.

Project was a discussion item only, no action was taken. Project to return for further discussion at Board of Architectural Review meeting of July 21, 2006. The following comments were made by the Board of Architectural Review members present for this project.

SBAR COMMENTS:

SBAR does not support adding floor area ratios (FAR) to the Guidelines. FARs may not reflect variations in neighborhood character.

The Guidelines will help educate owners and architects. Education is essential to success. Besides the Guidelines, P&D should consider having an architectural liaison at the zoning counter to assist applicants at the initial phase.

SBAR suggests adding a one-page checklist to help applicants and designers ensure that they have addressed key principles, such as immediate context, second story roof lines and good neighbor policies. The checklist could also be the basis of BAR findings. It might include 10 or 12 standards.

Add text on neighborhood philosophy, including the point that one new addition can change neighborhood character.

Neighborhoods have landscape character too. Landscape component needs to be stronger, but it does not warrant the same level of detail as architecture. Encourage appropriate landscaping rather than developing strict guidelines or regulations. Require applicants to define the landscape character of their neighborhood.

Add additional landscape principles/guidelines. Front yards that clearly delineate property lines appear cut up. Yards should flow from one to another. Specifically, add the concept of open front yards to the second paragraph on page 38. Add the following to the guidelines on page 40: One Board member feels that walls/fences in front yards should be avoided; Avoid landscape buffers in front yards; Use contour grading where possible.

Applicants who request walls/fences in front yards must demonstrate that these structures would be compatible with neighborhood character. Use landscaping between walls/fences and street when walls/fences are placed in front yards.

Definition of neighborhood (300 feet of existing or proposed residence) seems arbitrary. Definition should reflect the pathway to the neighborhood.

Provisions for exterior lighting should distinguish between (1) lighted areas (e.g., urban and suburban areas with many lights) and (2) dark areas (e.g., rural areas with few lights). Provisions should also distinguish between (1) architectural lighting (i.e., attached to residence) and landscape lighting (i.e., associated with walls, driveways). The Guidelines should provide examples of good lighting.

Triggers for SBAR review; 500 square feet may be too low. Explore the idea of excluding additions that fall below a specific percentage of the existing residence. SBAR requested more details on the list of projects reviewed in 2005. How many projects were greater than 500 square feet? How many were less than 1,000 square feet? SBAR would like to revisit this topic when more data is available.

Garage conversions can raise concerns, including potential impacts to original architecture, streetscape and parking. Add “A landscape plan shall be required” to items listed under “Garage Conversions” on page 28.

SBAR appreciates the use of hand-drawn illustrations.

SBAR suggests that staff prepare a checklist, which would also be the basis of BAR findings. The checklist might include 10 or 12 standards.

SBAR agreed that the project should return for further review on July 21, 2006.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Pamela Ferguson-Ettinger moved, seconded by Valerie Froscher, and carried by a vote of 4 to 0 (Robin Donaldson and Jeremy Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 23, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:30 A.M.