



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 18, 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	
Martha Gray		
Glen Morris		
Steve Willson		
Lane Goodkind		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

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

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

### **II. AGENDA STATUS REPORT:**

- Items 10, 11, and 12 10BAR-00000-00061, -00062, -00063 Essex Monument Signs located at 6721 El Colegio Road, 775 Camino Del Sur and 6711 Colegio Road in Isla Vista have been added to the agenda.
- Item 2 10BAR-00000-00055 AT&T Telecommunications Facility at Tuckers Grove project description was revised.
- Item 3 09BAR-00000-00161 T-Mobile at South Patterson Self Storage level approval was revised to preliminary/final approval.

**III. MINUTES: Goodkind moved, seconded by Gray and carried by a vote of 2-0-2 (Roberts and Yardy absent, Rivera and Morris abstain) to approve the Minutes of July 2, 2010.**

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

**C-1. 09BAR-00000-00205 Budinger Demolition/New Residence Hope Ranch**  
09LUP-00000-00524 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline-Urban**

Request of Rick Jeffrey, agent and Jorge Machin, architect for the owner, Susan Budinger, to consider Case No. 09BAR-00000-00205 for **final approval on consent of a new residence of approximately 6,682 square feet, (demolition of existing residence of approximately 4,643.33 square feet,) new garages of approximately 1,273 and attached accessory structure of approximately 3,133 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,643.33 square feet, pool house and garage. The proposed project will require approximately 4,100 cubic yards of cut and approximately 1.078 cubic yards of fill. The

property is a 1.85 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-022-007, located at **4410 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/08/10 & 1/22/10 & 5/07/10 & 5/21/10 & 6/04/10)

**ACTION: Goodkind moved, seconded by Morris and carried by a vote of 5 to 0 (Roberts and Yardy absent) to continue 09BAR-00000-00205 for further final approval on consent.**

**C-2. 10BAR-00000-00039**

**Tabasgo Living Trust New Residence, Garage and Observatory** **Santa Barbara**  
10LUP-00000-00136 (Errin Briggs, Planner) **Jurisdiction: Ridgeline-Rural**

Request of Taalman Koch, architect and Bildsten and Sherwin Design Studio, agent for the owner, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00039 for **final approval on consent of a new residence of approximately 2,610 square feet, garage of approximately 750 square feet and observatory of approximately 294 square feet.** The following structure currently exists on the parcel: a residence (to be removed) of approximately 2,340 square feet. The proposed project will not require grading. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 3/19/10 & 5/21/10 & 6/04/10)

**ACTION: Goodkind moved, seconded by Morris and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant final approval on consent of 10BAR-00000-00039.**

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

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

### Isla Vista/Goleta

**1. 08BAR-00000-00036 "The Loop" New Mixed Use Building** **Isla Vista**  
08CNS-00000-00005 (Errin Briggs, Planner) **Jurisdiction: DVP**

Request of Mesa Lane Partners, LLC, developers, to consider 08BAR-00000-00036 for **preliminary approval of a mixed use building of approximately 44,994 square feet in the Isla Vista Redevelopment Area providing 22,618 square feet of new commercial space including a second floor extended stay hotel and 22,376 square feet of residential floor area including 25 residential units located on the third and fourth floors, 5 of which would be provided to low income families through the County's inclusionary housing program. Approximately 25 parking spaces to be provided onsite, tucked under the building.** Project will pursue certification under the County Innovative Building Program and LEED certification. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor's Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/29/08, 6/20/08 & 6/4/10)

**COMMENTS:**

- a. **SBAR celebrates the progress made on this project. The approach is responsible and sensible. This project sets an excellent standard for IV. Very strong project.**
- b. **Solutions to hurdles improved the project. Appreciate the flexibility of the team. Refreshing to see so many innovative ideas functioning so well both in respect to planning and architecture.**

- c. **Caution: greenscaping of roof and streetscape must be considered as important and integral to the project as the parking machine. Keep it in the proforma front and center.**
- d. **Would like to see a photo montage of the building in context with the Icon project next door.**
- e. **One member feels that the tower and screening are too trendy and that the roof across from the park should be activated.**

**ACTION: Goodkind moved, seconded by Morris and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary approval of 08BAR-00000-00036.**

**2. 10BAR-00000-00055**

**AT&T Telecommunications Facility at Tuckers Grove** **Santa Barbara**  
**09CUP-00000-00050 (Megan Lowery, Planner)** **Jurisdiction: Goleta**

Request of Tim Miller, Trillium Consulting, agent for the owner, County of Santa Barbara, to consider Case No. 10BAR-00000-00055 for **preliminary/final approval of a new AT&T telecommunications facility consisting of a new 50 foot high monopine and 251 square foot equipment area.** The following structures currently exist on the parcel: a ranger's office of approximately 300 square feet; one collocated 50-foot high monopine telecommunications facility for Verizon and Clearwire, with an associated 840 square foot equipment area; and one single-carrier 50-foot high monopole telecommunications facility for Sprint, with an associated 240 square foot equipment area. The proposed project will not require grading. The property is a 19.07 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4800 Cathedral Oaks Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/16/10)

**COMMENTS:**

- **Project received preliminary and final approvals with the following conditions:**
  - **Bark to be sample A.**
  - **Branches to be sample A.**
  - **Density of branches to be 3.1 per foot.**
- **Antennas shall be equipped with antenna socks.**

**ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary/final approval of 10BAR-00000-00055.**

**3. 09BAR-00000-00161 T-Mobile at South Patterson Self Storage** **Santa Barbara**  
**09CUP-00000-00044 (Megan Lowery, Planner)** **Jurisdiction: Goleta**

Request of Scott Dunaway, Suresite Consulting, agent for the owner, Patterson Plus LLC, Trudi Carey, to consider Case No. 09BAR-00000-00161 for **preliminary/final approval of a wireless telecommunications facility of approximately 136 square feet atop a self-storage facility.** The following structures currently exist on the parcel: a storage facility and apartment. The proposed project will not require grading. The property is 1.58 and .87 acre parcels zoned C-1 and shown as Assessor's Parcel Numbers 069-160-066 and 069-160-067, located at **5325 Calle Real** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/23/09)

**ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary/final approval of 09BAR-00000-00161. No further comments were made by the Board of Architectural Review Members present for this project.**

**4. 10BAR-00000-00090 Painted Cave Mutual Water Co. Water Tanks** **Goleta**  
**09CUP-00000-00018 (Allen Bell, Planner)** **Jurisdiction: Goleta**

Request of David Wright, agent for the owner, Painted Cave Mutual Water Company, to consider Case No. 10BAR-00000-00090 for **conceptual review of two 82,000-gallon water tanks and one 15,000-gallon water tank.** The following structures currently exist on the parcel: one 82,000-

gallon water tank (permitted under Emergency Permit 09EMP-00000-00005) and one 15,000-gallon water tank (unpermitted). The proposed project will require approximately 400 cubic yards of cut and approximately 20 cubic yards of fill. The property is a .42 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-131-002, located adjacent to 2782 Painted Cave Road in the Goleta Area (San Marcos Pass, Santa Barbara Painted Cave Subdivision), Second Supervisorial District.

**COMMENTS:**

- **Proposed screen vegetation at east of new tanks needs to be densified.**
- **Proposed new and existing tanks shall be painted to match the tank erected under the emergency permit.**

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

**5. 10BAR-00000-00089 Pulice New Residential Accessory Structure Santa Barbara  
10LUP-00000-00206 (No Assigned Planner) **Jurisdiction: Goleta****

Request of Brett Ettinger, Ferguson Ettinger Architects, architect for the owner, Ron Pulice, to consider Case No. 10BAR-00000-00089 for **conceptual review of a tea house of approximately 1,430 square feet**. The following structures currently exist on the parcel: a residence of approximately 6,131 square feet, garage of approximately 1,200 square feet, workshop of approximately 1,800 square feet, employee dwelling of approximately 5,040 square feet and cabana/shed of approximately 1,530 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 10 cubic yards. The property is a 277.13 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-100-028, located at **1100 Ellwood Canyon Road** in the Goleta area, Third Supervisorial District.

**COMMENTS:**

- SBAR appreciates the model and the sample of rammed earth.**
- Really nice project. Strong design and well thought out. Very contextual structure; interesting contemporary design.**
- Recommend that area around structure be hydroseeded with native seed mix.**
- Some concern about breaking down the rammed earth wall as it extends from the structure.**

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

**6. 10BAR-00000-00082 Jimenez Garage Conversion Santa Barbara  
10LUP-00000-00188 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta****

Request of Jason Grant, agent for the owner, Arturo Jimenez, to consider Case No. 10BAR-00000-00082 for **conceptual review/preliminary/final approval of a garage conversion of approximately 400 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,300 square feet. The proposed project will not require grading. The property is a 6,969 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-010, located at **4733 Baxter Street** in the Goleta area, Second Supervisorial District. (Continued from 6/4/10)

**ACTION: Goodkind moved, seconded by Willson and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary/final approval of 10BAR-00000-00082. No further comments were made by the Board of Architectural Review members present for this project.**

**Toro Canyon/Summerland/Carpinteria Areas**

**7. 10BAR-00000-00086 Stein New Garage and Pergola Toro Canyon/Carpinteria  
10CDH-00000-00015 (Nicole Mashore, Planner) **Jurisdiction: Toro/Coastal****

Request of Tom Jacobs, architect for the owner, Eugene Stein, to consider Case No. 10BAR-00000-00086 for **conceptual review/preliminary/final approval of a new garage of**

**approximately 785 square feet and new pergola of approximately 632 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,873 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .714 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-052, located at **3373 Padaro Lane** in the Toro Canyon/Carpinteria area, First Supervisorial District.

**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 10BAR-00000-00086. No further comments were made by the Board of Architectural Review members present for this project.**

**8. 09BAR-00000-00193 Tessada Residence/Garage/Guesthouse/Cabana Toro Canyon**

**09LUP-00000-00505 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline-Rural**

Request of Don Nulty, architect for the owner, Enrique Tessada, to consider Case No. 09BAR-00000-00193 for **preliminary/final approval of single family dwelling of approximately 4,910 square feet with attached 4-car garage of approximately 971 square feet, basement of approximately 1,107 square feet, guesthouse of approximately 799 square feet, and cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 839 square feet, storage building of approximately 228 square feet, and shed of approximately 96 square feet. The proposed project will require approximately 200 cubic yards of cut (575 cubic yards cut for basement excavation) and approximately 600 cubic yards of fill. The property is a 3023 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-041, located at **3090 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 1/08/10 & 6/04/10)

**COMMENTS:**

- a. **Very nice project. Responsive to comments.**
- b. **Area between the vegetable garden and the entry court is a bit tight; need to develop further.**
- c. **Some concern about the appropriateness of stone wainscoting; consider using stone more selectively.**
- d. **Entry is a bit weak for this style of house; develop.**
- e. **Light fixtures are too small for architectural style.**
- f. **Scale of pilasters at south elevation needs to be restudied.**
- g. **Detailing of windows should be consistent and appropriate to the style of the house; some windows/doors appear almost contemporary.**
- h. **Project received preliminary approval.**

**ACTION: Morris moved, seconded by Gray and carried by a vote of 3 to 1 (Roberts and Yardy absent, Rivera opposed) to grant preliminary approval of 09BAR-00000-00193.**

**9. 10BAR-00000-00091 Metro PCS New Wireless Telecommunication Facility at Bates Carpinteria**

**10CUP-00000-00019 (No Assigned Planner) Jurisdiction: Coastal/Permit Condition**

Request of Jerry Ambrose, Metro PCS, agent for the owner, County of Santa Barbara, to consider Case No. 10BAR-00000-00091 for **conceptual review of a new telecommunications facility of approximately 260 square feet.** The following structures currently exist on the parcel: AT&T facility, playground and AT&T equipment shelter of approximately 132 square feet. The proposed project will not require grading. The property is a 10.90 acre parcel zoned REC and shown as Assessor's Parcel Number 001-220-048, located at **100 S. Bates Road** in the Carpinteria area, First Supervisorial District.

**COMMENTS:**

- **Reintroduce 1 gallon can native salbushes at six to eight foot on center spacings around fenced equipment area and poles (note on plans is satisfactory).**

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

- 10. 10BAR-00000-00061 Essex Property Trust Monument Sign Isla Vista**  
10CUP-00000-00011 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00061 for **further conceptual review of one monument sign of approximately 31.34 square feet.** The following structures currently exist on the parcel: Housing Apartments. The proposed project will not require grading. The property is a 1.39 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-024, located at **6721 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10)
- COMMENTS:**
- (The Colonial) Like the original sign font plus proposed font will not be readable. But wall sign is an improvement over previous proposal.**
  - Strongly encourage making a new sign using the same font as existing but of a new and different material like brushed steel.**
  - Consider backlighting letters of wall signs with LED.**
  - Simplicity is key to monument sign.**
  - CBC as a tag line or logo symbol would be acceptable.**
- Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review.**
- 11. 10BAR-00000-00062 Essex Property Trust Monument Sign Goleta**  
10LUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**  
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00062 for **further conceptual review of one monument sign of approximately 27.53 square feet.** The following structures currently exist on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **775 Camino Del Sur** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10)
- COMMENTS:**
- (The Sweeps) Continued concerns about neighborhood context. Proposed signage looks commercial and could be anywhere. Need an identity. Need creativity. Need to understand the vernacular of the area.**
  - CBC as a tag line or logo symbol would be acceptable.**
- Planner to review sign ordinance with applicant to ensure that the next proposed design can be permitted; report in planner memo to SBAR.**
- Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review.**
- 12. 10BAR-00000-00063 Essex Property Trust Monument Sign Goleta**  
10CUP-00000-00013 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**  
Request of Tracey Parker, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00063 for **further conceptual review of one monument sign (re-hab) of approximately 110 square feet (existing monument) sign face of approximately 19.99 square feet.** The following structures currently exist on the parcel: Housing apartments. The proposed project will not require grading. The property is a 1.89 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-026, located at **6711 El Colegio Road** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10)
- COMMENTS:**
- (The Balboa) Existing sign is fabulous. Consider remaking existing sign in different material.**
  - Consider backlighting letters of wall signs with LED.**
  - CBC as a tag line or logo symbol would be acceptable.**
- Project received further conceptual review only, no action was taken. Applicant to return further conceptual review.**

***There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray 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, July 2, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 1:30 P.M.

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