



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of July 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 9:05 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	
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Anita Hodosy-McFaul	
Anne Almy	Supervising Planner

SBAR Secretary

**COMMITTEE MEMBERS ABSENT:** Glen Morris

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** None.

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

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

- **Continue Item C-1 Budinger Demolition/New Residence to the meeting of July 16, 2010 at the request of the applicant.**
- **Continue Item 10BAR-00000-00061 Essex Property Trust Monument Sign to the meeting of July 16, 2010 at the request of the applicant.**
- **Continue Item 10BAR-00000-00062 Essex Property Trust Monument Sign to the meeting of July 16, 2010 at the request of the applicant.**
- **Continue Item 10BAR-00000-00063 Essex Property Trust Monument Sign to the meeting of July 16, 2010 at the request of the applicant.**

**III. MINUTES:** Willson moved, seconded by Rivera and carried by a vote of 2 to 0 to 2 (Morris, Gray and Goodkind absent, Yardy and Roberts abstain) to approve the Minutes of June 18, 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 & 6/18/10)

**ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris, Lane and Gray absent) to continue 09BAR-00000-00205 to the meeting of July 16, 2010 at the request of the applicant. See Agenda Status Report.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Will attended the Joint chairs meeting. SBAR will have new name tags, lapel microphones and on overhead camera to project plans onto screen for public.

**VI. STAFF UPDATE:** Director of Long Range Planning has quit. Department will fill position.

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 08BAR-00000-00165 Evered New Parking Area and As-Built Residence Addition Isla Vista**  
08CDH-00000-00023(J. Ritterbeck, Planner) **Jurisdiction: Modification**  
08MOD-00000-00013

Request of Dawn Sherry, architect for the owner, Judith Evered, to consider Case No. 08BAR-00000-00165 for **conceptual review of new permeable parking area of approximately 858 square feet and as-built bedroom addition of approximately 144 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,318 square feet and accessory structure of approximately 201 square feet. The proposed project will require approximately 15.8 cubic yards of cut and no fill. The property is a 4,920 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-201-028, located at **6648 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08)

**COMMENTS:**

- a. **Very aggressive use of front yard; essentially entirely paved. Would not like to see this translate throughout the community.**
- b. **Understand the need to contain cars on the property. But layout will lead to difficult – if not impossible – maneuverability of cars; consider installing second curb cut at north side of front yard, although this would exacerbate the visibility of the paved parking lot.**
- c. **Need additional landscaping to screen; work through planner with public works re., installation of trees in ROW.**
- d. **Planner to advise SBAR of parking requirements if unpermitted bedroom is reverted back to its approved use as a sunroom/greenhouse.**
- e. **Need to understand the corner of the frontage containing the utilities.**
- f. **Existing driveway will need to be addressed as well as new area of paving. SBAR seeks use of permeable and decorative paving in existing driveway.**
- g. **Need to address architecture and tie it into existing house design.**

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

2. **10BAR-00000-00093** **Uribe Garage Conversion** **Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**  
Request of Eduardo Esparza, agent for the owner, Gustavo Uribe, to consider Case No. 10BAR-00000-00093 for **conceptual review of a garage conversion of approximately 226 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,450 square feet. The proposed project will not require grading. The property is a 9,900 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 061-021-042, located at **43 Valdivia Drive** in the Santa Barbara area, Second Supervisorial District.
- COMMENTS:**
- **Add windows to the north side of the converted garage to look more residential.**
  - **Eliminate paving between converted garage and main house and install a garden; also remove some paving from in front of the converted garage for additional landscape area.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**
3. **10BAR-00000-00096** **Tchaghlassian Commercial Addition** **Santa Barbara**  
10LUP-00000-00221 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial**  
Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for **conceptual review and preliminary approval of a commercial addition of approximately 1,755 square feet (gross)**. The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District.
- COMMENTS:**
- a. **Program is fine but architecturally, the project needs to be refined. On the one hand it appears to want to be Spanish style and on the other, it is just a rectangular metal building: building needs to read as a uniform architectural style. Details need to be consistent throughout and appropriate to the selected style. OK to move towards a more contemporary style.**
  - b. **Restudy dimensions of the tower; looks like a big box, not a tower.**
  - c. **Eliminate ledger stone.**
  - d. **Unnecessary to seek symmetry; project should achieve instead, architectural balance. To wit, three matching architectural elements on east elevation are unnecessary.**
  - e. **Look at parapet detail; seek options.**
  - f. **Restudy proportions of building at west elevation.**
  - g. **Window adjacent to the show room and the car bays should look like a show room window as it is not a car bay.**
  - h. **Add planted areas; show trees.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**
4. **10BAR-00000-00100** **NextG Networks Telecommunication Facility** **Santa Barbara**  
10CUP-00000-00023 (Megan Lowery, Planner) **Jurisdiction: Planning Commission**  
Request of Sharon James, agent for the applicant, NextG Networks, to consider Case No. 10BAR-00000-00100 for **conceptual review of a new telecommunications facility consisting of a new 25-foot wooden utility pole, with one 26-inch antenna mounted atop the pole, with a maximum tip height of 27 feet. Also mounted on the pole, would be a new 32"x6"x6" equipment box**. The proposed project would not require grading, aside from utility trenching. The pole would be located in the right-of-way of Calle Real at its intersection of Old Mill Road, across from 4280 Calle Real, in the public right of way. The right-of-way is zoned MHP and is adjacent to Assessor's Parcel Number 059-240-002, located in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- a. **SBAR recommends against the introduction of new/additional poles or other vertical elements into the streetscape; new poles constitute visual clutter. However, the instant project constitutes a simple solution with its proposed underground fiber optic cable and electricity. Middle ground would be to find an alternative existing pole.**
- b. **Board is split 3- 2 on approval vs. denial.**
- c. **SBAR encourages the PC to approve use of existing poles wherever feasible.**
- d. **Equipment box to be brown to match pole; antenna to be blackened beam, not white.**
- a. **Return for preliminary/final following PC review and approval.**

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

**Site Visit**

5. **09BAR-00000-00062      Smith New Residence, Garage and Guest House      Summerland**  
09CDP-00000-00074 (J. Ritterbeck, Planner)      **Jurisdiction: Summerland**

Request of Greg Schmandt, agent for the owners, Tallant and Karen Smith, to consider Case No. 09BAR-00000-00062 for a **site visit of a new residence of approximately 4,497 square feet, garage of approximately 815 square feet and guest house of approximately 413 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 1 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 5/08/09)

**Project was a site visit only, no action was taken. Conceptual review of this project referenced later in the minutes.**

6. **10BAR-00000-00098      Bassage New Garage      Santa Barbara**  
(No Assigned Planner)      **Jurisdiction: Goleta**

Request of Bill Jenkins, architect for the owner, James D. Bassage, to consider Case No. 10BAR-00000-00098 for **conceptual review of a new garage of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,300 square feet, second residence of approximately 800 square feet, carport of approximately 400 square feet and parking pad (for proposed garage) of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned MTN 100 and shown as Assessor's Parcel Number 153-330-023, located at **2260 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

Public speaker: Ugo Arnoldi

**SBAR Comments:**

- a. **Organize all information on 24" x 36" plan sheets consistent with BAR application requirements.**
- b. **Will need a more specific site plan of area of new garage and existing house. Drawing must be to scale and representational of the project.**
- c. **Consider lighting needs and represent on drawings.**
- d. **Show trellis and windows consistently on floor plans and elevations.**
- e. **Consider sinking garage into hillside; two foot gap between the back of the garage and the retaining wall is uncomfortable.**
- f. **Submit application for an LUP, gain planner input and return for further conceptual review.**

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

7. **09BAR-00000-00213** **Adderton New Residence** **Isla Vista**  
10CDP-00000-00040 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **preliminary/final approval of a new residence of approximately 2,176 square feet and an attached garage of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10 & 4/16/10)
- COMMENTS:**
- a. **Excellent, simple, clean project.**
  - b. **Project received preliminary approval.**
  - c. **Return for final review before the full board.**
- ACTION: Roberts moved, seconded by Yardy and carried by a vote of 4 to 0 (Morris and Goodkind absent, Willson abstains) to grant preliminary approval of 09BAR-00000-00213.**
8. **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 & 6/18/10)
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris, Goodkind and Gray absent) to continue 10BAR-00000-00061 to the meeting of July 16, 2010 at the request of the applicant. See Agenda Status Report.**
9. **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 & 6/18/01)
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris, Goodkind and Gray absent) to continue 10BAR-00000-00062 to the meeting of July 16, 2010 at the request of the applicant. See Agenda Status Report.**
10. **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 & 6/18/10)
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris, Goodkind and Gray absent) to continue 10BAR-00000-00063 to the meeting of July 16, 2010 at the request of the applicant. See Agenda Status Report.**

### **Toro Canyon/Summerland/Carpinteria Areas**

**11. 09BAR-00000-00062 Smith New Residence, Garage and Guest House Summerland**  
09CDP-00000-00074 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**

Request of Greg Schmandt, agent for the owners, Tallant and Karen Smith, to consider Case No. 09BAR-00000-00062 for **further conceptual review of a new residence of approximately 4,497 square feet, garage of approximately 815 square feet and guest house of approximately 413 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 500 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 1 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 5/08/09)

**COMMENTS:**

Public speaker: Tom Evans

**SBAR Comments:**

- a. **House is acceptable; overall design is well developed.**
- b. **Restudy proportions of tower.**
- c. **Consider using Forest Stewardship Council (FSC) ipe for all exterior wood.**
- d. **Ensure there is adequate room between the road and the gates to allow cars to pull completely off road to access call box.**
- e. **Lot of paving at drive through; use as much permeable material as possible.**
- f. **Advisory: house will receive a lot of glare from the pool in its proposed location.**

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

**12. 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 **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 3.23 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 & 6/18/10)

**COMMENTS:**

Public speaker: Paul Recsei

**SBAR COMMENT:**

- **Nice project.**

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris absent, Goodkind abstains) to grant final approval of 09BAR-00000-00193.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Jeff Yardy, and carried by a vote of 6 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 16, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:15 P.M.