



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 6, 2007

Jeremy Roberts	Chair	Santa Barbara County
Chris Roberts	Vice Chair	Engineering Building, Room 17
Robin Donaldson		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Pamela Ferguson Ettinger		(805) 568-2000
Martha Gray		
Laurie Romano		
Anita Hodosy	BAR Secretary	
Michelle Gibbs	Planner III	

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

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Vice Chair
Robin Donaldson	
Pamela Ferguson-Ettinger	
Martha Gray	
Laurie Romano	
Anita Hodosy	BAR Secretary
Michelle Gibbs	Planner III

COMMITTEE MEMBERS ABSENT: Jeremy Roberts and Valerie Froscher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: All projects on the agenda will be reviewed.

III. MINUTES: Gray moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts and Froscher absent) to approve the Minutes of June 22, 2007.

IV. CONSENT AGENDA:

C-1. 06BAR-00000-00158	Swanson Retaining Wall	Santa Barbara
06LUP-00000-00611 (Dan Gullett, Planner)		Jurisdiction: Ridgeline - Rural

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 for **final approval on consent of tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length and landscape plan.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/06/06, 5/11/07, 5/25/07 & 6/22/07)

ACTION: Romano moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts and Froscher absent) to continue 06BAR-00000-00158 for further final approval on consent at the meeting of July 20, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **As previously requested by SBAR, please bring back a planting and irrigation plan showing the landscaping proposed to screen the wall.**
- **Consider using *Quercus dumosa* (scrub oak) or *Quercus agrifolia* (coast live oak tree) and toyon to screen the wall.**

C-2. 07BAR-00000-00092 Gerrity Residence Additions Isla Vista
07CDP-00000-00038 (J. Ritterbeck, Planner) Jurisdiction: Coastal

Request of Gray and Gray Architects, architect for the owner, David Gerrity, to consider Case No. 07BAR-00000-00092 for **final approval on consent of residence addition of approximately 62 square feet and covered porch of approximately 186 square feet.** The following structures currently exist on the parcel: a two unit dwelling, approximately 1,121 square feet and 1,512 square feet. The proposed project will not require grading. The property is a 11,258 square foot parcel zoned 7-R-2 and shown as Assessor's Parcel Number 075-091-003, located at **6773 Estero and 6774 Sueno Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/11/07 & 6/22/07)

ACTION: Romano moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts and Froscher absent; Gray abstained) to grant final approval on consent of 07BAR-00000-00092.

C-3. 05BAR-00000-00103 Pearson Residence Additions Santa Barbara
04MOD-00000-00012 (Travis Cleveland, Planner) Ridgeline: N/A

Request of Dawn Sherry, architect for the owners, Rod and Marlene Pearson, to consider Case No. 05BAR-00000-00103 for **final approval on consent of a modification to the side yard setback to accommodate the construction of an approximately 400 square foot attached two car garage. The new side yard setback depth would be approximately 3'7" from the east property line. Also proposed is a 600 square foot two-story addition and attached 118 square foot deck at the rear of the existing residence, a 312 square foot deck above the new garage and a 50 square foot addition to an existing bathroom.** The following structures currently exist on the parcel: a residence of approximately 2,841 square feet. The proposed project will require no cubic yards of cut and approximately 30 cubic yards of fill. The property is a 8,841 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-072-047, located at **3813 Center Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/13/05 & 7/15/05)

ACTION: Romano moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts and Froscher absent) to grant final approval on consent of 05BAR-00000-00103.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. Discussion Item Revised BAR Forms

The South Board of Architectural Review will discuss the use of new forms regarding BAR applicant submittal requirements, Conceptual Review and findings.

Project was a discussion item only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Use of both proposed new checklists (for making findings and for delivery to applicants) will be very helpful.
- Is there also some mechanism by which SBAR or the County can ensure that applicants and agents are providing honest and accurate information, for example, by asking the applicant and agent to submit a signed statement to that effect?

2. 06BAR-00000-00140 Cate School Reorganization and Faculty Housing Carpinteria

06RVP-00000-00013 (Michelle Gibbs, Planner)

Jurisdiction: Ridgeline - Rural

Request of Shubin and Donaldson, architects for Cate School, (Stephanie Diaz, Agent) to consider Case No. 06BAR-00000-00140 for **preliminary/final approval of a facility reorganization plan, involving both structures and site features (parking lot, entry improvements, etc.,).** The reorganization would involve a net gain of 12,158 square feet of school facilities. These changes include construction of five new faculty residences, a new administration building, re-location of an historic barn structure, modification of recreational amenities (swimming pool, tennis court, play fields), and installation of an **up-graded wastewater treatment system.** The following structures currently exist in the project area: six faculty residences, gym, pottery barn, pool facilities, and a multi-use building. The overall campus includes numerous other structures used for student housing and services, classrooms, maintenance, etc., which are located beyond the proposed project area. The proposed project will require approximately 31,000 cubic yards of cut and fill. The project site is a 27.5 acre area within a 122 acre parcel, zoned AG-1 and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 09/15/06, 11/17/06 & 1/19/07)

ACTION: Gray moved, seconded by Romano and carried by a vote of 4 to 0 (J. Roberts and Froscher absent, Donaldson steps down) to grant preliminary approval of 06BAR-00000-00140. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. On the plans, please conceptually illustrate the mosaic thinning of vegetation in the fuel modification zones. Please ensure that the fuel modification methodology and conditions of approval are stated on the plans.
- b. Please use path lights along the foot paths rather than bollards. Please put the proposed locations of the light bollards and path lights on the plans.
- c. SBAR prefers the use of a drought tolerant ground cover rather than *Myoporum parviflora* for the new faculty residences.
- d. On the irrigation plans, please stipulate that automatic rain shut off controllers will be used for the irrigation system.
- e. Consider adding doors to the master bedrooms opening to the rear yard on all of the new faculty residences.
- f. Consider creating courtyards with low site walls or hedges in the front yard.
- g. Please make the color of the new faculty residences a darker, more earth-toned color than the Cate-adopted building color.
- h. For future work at Cate School, please consider incorporating a more current design philosophy within the context of the established style.

Motion: Preliminary approval granted for Phase 1 of the project only, which consists of the overall site plan, the new Wastewater Treatment Plant and its underground effluent tanks, and the six new faculty residences and their landscaping. In the interest of good

design, SBAR also makes findings for approval an exception to the 16-foot rural Hillside/Ridgeline height limit for a 2.5-foot exceedance of the height limit in two locations on faculty residence FR-2 due to a recent change in the height calculation methodology. Return for final before the full board.

3. Discussion Item NPDES Storm Water Permit

Cathleen Garnand

Staff from Project Clean Water, Public Works Department, will provide a briefing of the County's program to implement the NPDES General Permit for storm water discharges. The permit itself covers many areas, including a requirement to protect water quality from new development and redevelopment through the use of bioswales, pervious paving, storm water detention, etc. One of the permit requirements is to evaluate our procedures and practices for permitting new development. This presentation will include a report on that evaluation and improvements that can be made to assure that the county complies with the NPDES permit requirements for new development.

Project was a discussion item only, no action was taken. The comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **How is "maximum extent practicable" defined under NPDES?**
- **How can the County overcome barriers to Low Impact Development technology due to other departmental standards, such as the Fire Department, building code etc.?**

Site Visit

4. 06BAR-00000-00208 Zucker New Residence Santa Barbara

07LUP-00000-00178 (Jim Heaton, Planner) **Jurisdiction: Goleta Ridgeline Rural**

Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **site visit of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries**. No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06 & 4/27/07 & 6/8/07)

Project received a visit only, no action was taken. This item to be reviewed for further conceptual later in the day.

5. 06BAR-00000-00208 Zucker New Residence Santa Barbara

07LUP-00000-00178 (Jim Heaton, Planner) **Jurisdiction: Goleta Ridgeline Rural**

Request of Emilio Casanueva, architect for the owners, Jonathan and Silvia Zucker, to consider Case No. 06BAR-00000-00208 for **further conceptual review of a new residence of approximately 4,300 square feet with 1,182 square feet of open galleries**. No structures currently exist on the parcel. The proposed project will require approximately 2,700 cubic yards of cut and approximately 700 cubic yards of fill. The property is a 150 acre parcel zoned MT-100 and shown as Assessor's Parcel Numbers 153-330-012, 153-340-002, -003, located at **1747 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/22/06, 4/27/07 & 6/8/07)

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. After reviewing the story poles today, it is apparent that the residence does not meet the rural Hillside/Ridgeline height limit. Please make the house conform to the height limit and show the height calculations on the plans next time.**

- b. Please step the house down with the terrain, therefore, rethink the elevations and roof pitches.
- c. Please consider the potential for landslides in siting the house.
- d. SBAR appreciates the architect's offer to bring a model of the residence next time – that would be very helpful.

Isla Vista/Goleta

6. **06BAR-00000-00139** **Thielmann Second Dwelling** **Santa Barbara**
06DEV-00000-00006 (Michelle Gibbs, Planner) **Jurisdiction: DVP**

Request of Dan Melville, agent for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **further conceptual review/preliminary/final approval of a second dwelling of approximately 2,820 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,795 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill or will not require grading. The property is a 1.10 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06 & 2/02/07 & 4/13/07 & 5/25/07)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public comments:

Kathleen Weinheimer, representing Charlie Kolstad:

- Concerned with the validity of the open space calculation when Charlie Kolstad has an access easement over part of the area considered common open space.
- Concerned with impacts to the existing oak on the western property line.
- Concerned that the septic system is not setback far enough from the wetland to the south of the property.
- Concerned with public views of the property from More Mesa.

Syndi Souter:

- Concerned that the project does not conform to the Eastern Goleta Residential Design Guidelines.
- Concerned with neighborhood compatibility of the project, when the area is dominated primarily by one story residences.
- Concerned that the expansion area for the septic system is not setback far enough from the wetland to the south of the property.
- Concerned that vegetation proposed to screen the residence may die or not be maintained.

Cynthia Gray, More Mesa Preservation Coalition:

- Prefers to see a one story house.
- Concerned with cumulative impacts on public views from More Mesa.
- Concerned with the sizes of the landscaping proposed to screen the house.
- Concerned that the wetlands south of the property be protected.

SBAR comments:

- a. This item has been before SBAR several times now, and while SBAR appreciates the efforts taken to address SBAR's previous comments, SBAR continues to have concerns regarding the height of the house.
- b. Please lower the house by either removing the clearstory or dropping the house in height by an equivalent height (approx. 2 feet).
- c. One SBAR member requires that the site wall to the east be removed and that house be moved further to the east to further protect the oak tree on the western property line.
- d. The landscape plan is acceptable, however, a mix of some boxed trees should be planted to screen the house.

- e. The materials of the proposed second dwelling are appropriate and actually may help screen the existing house.
- f. Return for further conceptual review/preliminary/final approval.

Toro Canyon/Summerland/Carpinteria Areas

7. **07BAR-00000-00153** **East Valley Land & Cattle Co. LLC** **Toro Canyon**
(Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Richard Redmond, architect for the owners, East Valley Land & Cattle Company, LLC, to consider Case No. 05BAR-00000-00090 for **further conceptual/preliminary approval a residence of approximately 4,571 square feet and guest house of approximately 747 square feet.** No structures currently exist on the parcel. No further grading is required as it has been completed. The property is a 5 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-120-069 located at **2888 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/09/05, 11/04/05, 3/10/06 & 4/21/06 & 5/25/07)
- ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 4 to 0 (J. Roberts, Froscher and Donaldson absent) to grant preliminary approval of 07BAR-00000-00153. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. The style now looks appropriate.
 - b. Consider using a metal roof, however, the proposed roofing is acceptable.
 - c. The site walls along the driveway and stairs shall be faced with stone and the low site wall adjacent to the front of the house shall be plaster with a stone cap.
 - d. Please tuck the hanging lights under the roof.
 - e. Consider making the site wall at the property entrance a stone wall.
 - f. **Motion: Preliminary approval granted. Return for final before the full board. Please bring color boards.**
8. **05BAR-00000-00292** **Benon New Residence** **Toro Canyon**
06LUP-00000-00642 (Travis Cleveland, Planner) **Jurisdiction: Ridgeline - Rural**
Request of Alan McCleod, Shubin and Donaldson Architects, architect for the owners, Leon and Barbara Benon, to consider Case No. 05BAR-00000-00292 for **conceptual review of a new residence of approximately 6,172 square feet, a garage of approximately 840 square feet, a guest house of approximately 425 square feet and an accessory storage structure of approximately 375 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,150 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.0 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-230-017, located at **785 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/02/05)
- Project received conceptual review only, no action was taken. Applicant to return for a scheduled site visit and further conceptual/preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- Site visit with story poles requested.
 - Return for further conceptual/preliminary approval.
9. **06BAR-00000-00128** **Paudler New Residence** **Summerland**
06CDP-00000-00048 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Applicable**
Request of Kit Haus, architect for the owner, Gary Paudler, to consider Case No. 06BAR-00000-00128 for **final approval of new residence of approximately 620 square feet and driveway improvements.** The following structures currently exist on the parcel: a barn of approximately 1,500 square feet. The proposed project will require approximately 35 cubic yards

of cut and fill. The property is a approximate 9.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-080-022, located at **202 Olive Street** in the Summerland area, First Supervisorial District. (Continued from 7/14/06 & 5/25/07)

ACTION: Ferguson-Ettinger moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts and Froscher absent) to continue 06BAR-00000-00128 for final approval on consent at the meeting of July 20, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public comments:

Sarah Hall:

- In support of the project assuming it conforms to the Summerland Architectural Guidelines.
- The metal roof of the existing structure on the property appears white and shines into her eyes. This type of roof does not conform to the Summerland Architectural Guidelines.

Tom Evans:

- The proposed metal roof is located on the existing structure on the property; it appears white and is objectionable.
- The proposed metal roof should be painted and recommends that the applicant bring in an actual sample of the painted roof material.
- The aluminum framing should be painted as well.

SBAR COMMENTS:

- a. Please use a zinc/grey non-reflective color for the metal roofing.
- b. Please use a dark anodized color on the framing as well.
- c. Please bring back labeled color boards
- d. Return for final on consent.

10. 06BAR-00000-00253
Nathan New Residence Addition, Cabana and New Pool/Retaining Wall Summerland

06CDH-00000-00114 (J. Ritterbeck, Planner) Ridgeline: Rural
Request of Michael Avakian and Pat Elton, agents for the owners, John and Diane Nathan, to consider Case No. 06BAR-00000-00253 for **further preliminary and final approval of a new pool/retaining wall, an as-built cabana of approximately 228 square feet, and a new detached two car garage of approximately 400 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,728 square feet, a barn of approximately 2,540 square feet and an existing structure of approximately 914 square feet to be used as a farm employee dwelling. The proposed project will require less than 50 cubic yard of cut and no fill. The property is a 4.95 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-036, located at **395 Greenwell Avenue** in the Summerland area, First Supervisorial District. (Continued from 9/5/03 & 9/19/03 under BAR number 03AR-00000-00232, & 11/17/06 & 2/09/07 & 5/25/07)

Gray moved, seconded by Donaldson and carried by a vote of 5 to 0 (J. Roberts and Froscher absent) to grant preliminary approval of 06BAR-00000-00253. Applicant to return for final approval on consent at the meeting of July 20, 2007. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public comments:

Tom Evans:

- Improvements could be made to the windows and existing lighting on the property.
- The existing uplighting of trees is not appropriate and not consistent with the Summerland Community Plan.

SBAR comments:

- a. The existing lighting should comply with the Summerland Community Plan, including the Summerland Architectural Guidelines. All uplighting of vegetation

shall be removed. The open lights on pilasters shall be hooded and must shine down.

- b. On the garage, SBAR prefers the windows proposed during the last SBAR meeting on this item, rather than the windows proposed during this meeting.

Motion: Preliminary approval granted. Return for final on consent.

**11. 06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara
06LUP-00000-00287 (Dan Gullett, Planner) Jurisdiction: Commercial**

Request of Ron Sorgman, architect for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 for preliminary/final approval of a single story addition of approximately 815 square feet to an existing commercial building. The following structures currently exist on the parcel: a commercial building of approximately 1,848 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at 4123 State Street in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06, 6/23/06, 10/06/06 & 5/11/07)

ACTION: Donaldson moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (J. Roberts and Froscher absent) to grant preliminary/final approval of 06BAR-00000-00022. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Project is appropriate.
- The color of the addition shall match the existing building.

Motion: Final approval granted.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Robin Donaldson moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 5 to 0 (Jeremy Roberts and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 20, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:00 P.M.