



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of July 10, 2009**

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, Chris Roberts, at 9:28 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		
Jeremy Roberts		
Glen Morris		
Steve Willson		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

**COMMITTEE MEMBERS ABSENT: Everyone Present**

**REPORTERS:** None in attendance

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

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Roberts moved, seconded by Gray and carried by a vote of 5 to 0:

- Continue Item No. 5 09BAR-000000-00075 Kelley/Lauttsen As-Built Structure to the meeting of August 14, 2009 at the request of the applicant.

**III. MINUTES:** Gray moved, seconded by Roberts and carried by a vote of 5 to 0 to approve the Minutes of June 26, 2009.

**IV. CONSENT AGENDA:** None.

**V. ELECTION OF SBAR VICE CHAIR:**

- ❖ *Gray moved, seconded by Morris and carried by a vote of 5 to 0 to elect Jeremy Roberts as Vice Chair.*

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

**VII. STAFF UPDATE:** None.

## VIII. STANDARD AGENDA:

### Mission Canyon/Santa Barbara/Hope Ranch Areas

**1. 09BAR-00000-00103 State Street Hospitality, Inc. 99 Room Hotel Santa Barbara**  
09DVP-00000-00018 (Julie Harris, Planner) **Jurisdiction: DVP**

Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **conceptual review of a new 99-room hotel of approximately 55,640 square feet with a partially subterranean parking garage of approximately 40,420 square feet (103 parking spaces)**. The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.804 acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District.

#### COMMENTS:

- a. **Today's discussion is for individual comments only**
- b. **The design is still incomplete and has several inconsistencies. Some elevations and the roof plans are still missing.**
- c. **Many of the prior comments still apply. Provide the hidden elevations and resolve any inconsistency in the drawings.**
- d. **More aggressive action to reduce size, bulk, scale is required.**
- e. **The project's design and compatibility needs to respond contextually to a broader vicinity, not just the adjacent structures.**
- f. **This is an excessive program for the site, not successful and not compatible with the neighborhood.**
- g. **The massing is too rigid and the architect needs to break it down more.**
- h. **Multiple areas exceed the height and the structure has up to five stories, including the parking. SBAR can't support the height variance.**
- i. **The style is a different direction than the previous one, but needs significant additional work.**
- j. **The proportions of the State Street façade (north elevation) need additional study. This needs to be exemplary architecture. Special care needs to be taken given its prominent location at the terminus of Hwy 154.**
- k. **The project needs a distinct style, especially the parapet walls, window treatment, and porte-cochere.**
- l. **SBAR is particularly concerned with the east elevation; all elevations, however, need improvement. The building design seems to have a foot in two different realms. The front starts to have application of traditional Spanish. The side elevations present the biggest problems and are too stark, box-like and with contemporary penetrations. The rear (south) façade looks neglected and inconsistent with the direction of the style.**
- m. **Quaint charm and little details need to be implemented in the design. This design strips them off.**
- n. **Drawings need to represent accurate shadowing on all elevations.**
- o. **The architecture needs to see another complete iteration.**
- p. **The entrance on State Street is still not pedestrian accessible.**
- q. **The below street elevation patio on the north side is not an inviting place to sit.**
- r. **Prior to the next meeting, provide a street frontage depiction of elevations that includes all structures along the road (at least down to El Mercado or further) and that provides a broader span of buildings that one or two adjacent ones.**
- s. **Provide sections and full elevations, show existing grades, and dash in the proposed new grades and finished floors.**
- t. **Prior to the next meeting provide a study on vicinity lot sizes, building footprints, lot coverages and building heights.**
- u. **Prior to the next meeting, depict accurate elevations, grades and floor plans.**
- v. **Story poles will be required, but not prior to the next concept review.**

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

## Isla Vista/Goleta

### Site Visit:

2. **09BAR-00000-00073 Schulz Residence Addition/Remodel** **Santa Barbara**  
**09LUP-00000-00162 (Brian Banks, Planner)** **Jurisdiction: Ridgeline**  
Request of Peter Becker, architect for the owner, Monte Schulz, to consider Case No. 09BAR-00000-00073 for a **site visit of residence addition of approximately 640 square feet**. The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at **2755 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09 & 6/05/09)
- Project was a site visit only, no action was taken. Project will be heard as conceptual review late in the day.**
3. **09BAR-00000-00094 Caltrans Highway 101 Lane Additions** **Carpinteria**  
**09DVP-0000000014 (Alex Tuttle, Planner)** **Jurisdiction: DVP**  
Request of Carlos Montez, agent for State of California Department of Transportation (Caltrans), to consider Case No. 09BAR-00000-00094 for **conceptual review of a project involving the addition of HOV lanes in each direction of US 101 of approximately 2.123 acres (or 92,456 square feet) within Caltrans right-of-way**. No structures currently exist on the parcel. The proposed project will require approximately 7,362 cubic yards of cut and fill. The property is a six mile stretch of highway located with Caltrans ROW;2.123 acres (92,456 square feet) located at **within Santa Barbara County, zoned transportation corridor and located at US 101** in the Carpinteria area, First Supervisorial District. (Continued from 6/19/08)

### COMMENTS:

- a. **SBAR prefers to see a fully landscaped freeway segment for the extent of the project.**
- b. **The project segment should look very green with landscaping**
- c. **Create the feeling for travelers that they are entering a lush and different vernacular as they enter southern Santa Barbara County.**
- d. **It is important to see substantial and periodic landscaping that rises and cascades over the concrete median.**
- e. **Consider view corridors when designing the landscaping, landscape pockets, and heights.**
- f. **The concrete median and retaining wall should be visually minimized with use of median landscaping.**
- g. **Freeway shoulder and retaining walls should also be landscaped.**
- h. **Consider use of natives in the medians.**
- i. **SBAR does not support the "wave" design on the median barrier.**
- j. **A decorated median, such as the proposed "wave" design, is not as important as color and overall texture**
- k. **Return with sample materials.**
- l. **Concerned with the Flannel Bush due to maintenance concerns and context.**
- m. **Landscaping should undulate and look naturalized, rather than hedge-like.**
- n. **Identify the seed mix for any erosion control reseeding areas.**
- o. **Present options for less curb to curb concrete**
- p. **Return with irrigation plan and identification of specific plant location, species, gallon size, spacing, numbers.**
- q. **SBAR requests that the planner coordinate discussion with other involved jurisdictions for the entirety of the HOV lane project to discuss design coordination. Share SBAR comments and return with design comments from those jurisdictions.**

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

4. **09BAR-00000-00073 Schulz Residence Addition/Remodel Santa Barbara**  
09LUP-00000-00162 (Brian Banks, Planner) **Jurisdiction: Ridgeline/Goleta**  
Request of Peter Becker, architect for the owner, Monte Schulz, to consider Case No. 09BAR-00000-00073 for **further conceptual review of residence addition of approximately 640 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at **2755 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09 & 6/05/09)
- COMMENTS:**
- The house design is appropriate and not visible.**
  - SBAR likes the design program.**
  - The topography is unique.**
  - Consider scaling down the spire.**
- Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**
5. **09BAR-00000-00075 Kelley/Lautstsen As-Built Accessory Structure Santa Barbara**  
09LUP-00000-00061 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**  
Request of Steven M. Fort, agent and Justin Van Mullen, architect for the owners, Stafford T. Kelley and Elaine M. Lautstsen, to consider Case No. 09BAR-00000-00075 for **preliminary/final approval of an as-built accessory structure of approximately 490 square feet.** The following structures currently exist on the parcel: a residence of approximately 781 square feet with a carport of approximately 238 square feet and second residence of approximately 3,750 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-010, located at **1806 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09 & 5/22/09)
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 to continued 09BAR-00000-00075 to the meeting of August 14, 2009 at the request of the applicant. See Agenda Status Report.**
6. **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 first and second story addition of approximately 1,591 square feet and a new garage of approximately 532 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 (to be demolished). 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, 4/10/09 & 5/08/09)
- COMMENTS:**
- Existing curb cut needs to be maintained and not expanded.**
  - Check with Road Encroachment staff regarding the palm in the corner.**
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 to grant preliminary approval of 08BAR-00000-00230. Applicant to return for final approval on consent at the July 24, 2009 meeting.**

7. **08BAR-00000-00276** **Turnpike Shopping Center Roofing and New Facade** **Santa Barbara**  
**09SCD-00000-00014/09LUP-00000-00221** (Julie Harris, Planner) **Jurisdiction: Commercial**  
Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **further conceptual review of exterior remodel with new roof material, new plaster color, entrance structure enhancements, new landscaping and wall widening.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09)

**COMMENTS:**

- a. **SBAR generally supports the project.**
- b. **Colors are fine**
- c. **Work with the planner and return as early as possible.**

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

**Toro Canyon/Summerland/Carpinteria Areas**

8. **09BAR-00000-00106** **Glazer New Cabana** **Toro Canyon**  
**09CDP-00000-00003** (Nicole Mashore, Planner) **Jurisdiction: Toro**  
Request of Cearnal Andrulaitis LLP, agent for the owners, Jay and Marsha Glazer, to consider Case No. 09BAR-00000-00106 for **conceptual review/preliminary/final approval of a cabana of approximately 738 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,504 square feet, attached garage of approximately 640 square feet, detached office/garage of approximately 676 square feet and second residence of approximately 1,199 square feet. The proposed project will require approximately 89 cubic yards of cut and no fill. The property is a 7.6acre parcel zoned 1-E-1/5-E-1 and shown as Assessor's Parcel Number 005-040-026, located at **2955 East Valley Road** in the Toro Canyon area, First Supervisorial District.

**CONDITIONS:**

- **The recessed down light is to match existing residence.**
- **Colors are okay.**

**ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 to grant preliminary/final approval of 09BAR-00000-00106.**

9. **08BAR-00000-00062** **Ostby/Cook Demolition/New Residence** **Carpinteria**  
**08CDH-00000-00006, 08CDP-00000900043** (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
**09MOD-00000-00004**

Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 08BAR-00000-00062 for **preliminary approval of new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by SBAR) and a new tennis cabana of approximately 168 square feet.** The proposed project is also for a proposed modification to require 10 foot side setbacks by 2 feet to allow encroachment of approximately 50 square feet of deck beyond the allowable 3 feet for uncovered porches, pursuant to Article II 35-125.4.b The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretakers cottage of approximately 668 square feet and detached garage of approximately 684 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-007, located at **4267 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 5/23/08 & 8/08/08)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Willson absent) to grant preliminary approval of 08BAR-00000-00062.**

- 10. 07BAR-00000-00060 Andersen Duplex Addition Summerland**  
08CDP-00000-00176 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**  
Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **preliminary/final approval of duplex addition of approximately 174 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structures currently exist on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07, 4/27/07, 12/19/08, 1/16/09, 2/13/09 & 6/26/09)

**COMMENTS:**

- a. **Plan sheets need consistency (e.g., sheets A2.4 and A3.1). Show retaining wall, water features and planters.**
- b. **Exterior gutters and downspouts complicate the structure. Downspouts and gutters need to be internal**
- c. **Lighting needs to be unified, especially upper level. Sconces on second and third floors need to line up. There should not be any sconces at the garage doors. Clarify the lighting plan.**
- d. **The roof material needs to be a matte finish and dark color. Consider aggregate, textured with rock or pebbles.**

**ACTION: Morris moved, seconded by Gray and carried by a vote of 4 to 0 to grant preliminary approval of 07BAR-00000-00060. Applicant to return for final approval at the 7/24/09 meeting.**

- 11. 09BAR-00000-00105 The Muerte Trust Residence Additions Hope Ranch**  
(No Assigned Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Kevin Moore, agent for the owners, The Muerte Trust, to consider Case No. 09BAR-00000-00105 for **conceptual review of residence addition of approximately 2,478 square feet and an addition over the garage of approximately 440 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,000 square feet and garage/guesthouse of approximately 919.5 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 6.1 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-110-005, located at **4565 Via Huerto** in the Hope Ranch area, Second Supervisorial District.

**COMMENTS:**

- a. **SBAR would support a height variation with the exception of the main axial ridge.**
- b. **Restudy the board and batten**
- c. **Landscape is okay.**
- d. **Return after planner assignment.**

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

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

Meeting adjourned at 4:40 P.M.