



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of July 16, 2010**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

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	
Jeremy Roberts	Vice Chair	
Martha Gray		
Steve Willson		
Jeff Yardy		
Lane Goodkind		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Glen Morris

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 6 to 0 (Morris absent) to:

- **Continue Item # 1 09BAR-00000-00266 St. George Residence Addition, Garage Demolition/Rebuild, Carport and Second Story Unit to the meeting of August 13, 2010 at the request of the applicant.**
- **Continue Item # 7 07BAR-00000-00029 Magid New Residence, Detached Garage and Cabana to the meeting of August 13, 2010 at the request of Planning and Development.**

III. MINUTES: Gray moved, seconded by Roberts and carried by a vote of 6 to 0 (Morris absent) 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, 6/18/10 & 7/02/10)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to grant final approval on consent of 09BAR-00000-00205.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Need to establish empirical standards for night lighting. Currently, language is too vague and regulation is very difficult. Standard needs to be flexible in style but decisive. Consider idea of restricting wattage through electrical socket design. Anne to obtain copies of City of S.B.'s new lighting standards for distribution to SBAR members.**
- **Counter staff to advise applicants, seeking conceptual SBAR review prior to submittal of applications for planning permits, that they must adhere to the minimum SBAR plan requirements. This is in response to a "napkin" drawing that was reviewed at the SBAR's last hearing.**

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 09BAR-00000-00066
St. George Residence Addition, Garage Demolition/Rebuild, Carport,
and 2nd Story Unit **Isla Vista**
09CDH-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista**

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 09BAR-00000-00066 for **further conceptual review/preliminary approval of residence addition of approximately 132 square feet, demolition of existing garage of approximately 400 square feet, proposed garage of approximately 509 square feet, proposed carport of approximately 220 square feet, proposed second story unit of approximately 490 square feet and second story balcony of approximately 210 square feet.** The following structures currently exist on the parcel: residence of approximately 860 square feet and garage of approximately 400 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 5,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-191-016, located at **6721 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 5/08/09, 05/22/09, 5/21/10 & 4/02/10)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to continue 09BAR-00000-00066 to the meeting of August 13, 2010 at the request of the applicant. See Agenda Status Report.

2. **09BAR-00000-00113** **GAMMA XI Building Association Additions** **Isla Vista**
09DVP-00000-00023/09CDP-00000-00050 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Dawn Sherry, architect for the owner, GAMMA XI Building Association of Alpha Beta Delta Pi Sorority, to consider Case No. 09BAR-00000-00113 for **preliminary/final approval of minor exterior improvements: two wood awnings over living room windows, wood shutters over bedroom windows, wood pergola of approximately 52 feet, 6 inches over existing upper level deck, and new covered porch of approximately 128 square feet.** The following structures currently exist on the parcel: two story multi-family residence (sorority house) of approximately 11,842 square feet and storage shed of approximately 960 square feet. The proposed project will not require grading. The property is a 29,028 square foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-121-002, located at **6507 Cordoba Road** in the Isla Vista area, Third Supervisorial District. (Continued from 8/14/09)
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 6 t 0 (Morris absent) to grant preliminary/final approval of 09BAR-00000-00113.**
3. **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 **preliminary/final approval 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. (Continued from 6/18/10)
- COMMENTS:**
- **Nice project. Nice set of drawings.**
 - **Project received preliminary approval.**
 - **Return for final on consent with color/material board.**
- ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 t 0 (Morris absent) to grant preliminary approval of 10BAR-00000-00089. Applicant to return for final approval on consent at the meeting of August 13, 2010.**
4. **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 & 7/02/10)
- COMMENTS:**
- **The corporate look preferred by the applicant is not approvable.**
 - **The culture of Isla Vista needs to be carried through into the graphic design of the signs. Signs should bespeak the identity of the community. Think unique.**
 - **Style of font and sign should not affect the high quality desired by the applicant**
 - **Proposed materials are unacceptable; must use excellent materials to achieve desired quality e.g., stainless steel or corten.**
 - **The issue is not about a contemporary look vs. an old style.**
 - **Seek simpler solutions as previously advised; playful but still speaking to quality.**
 - **SBAR likes that each building has its own name. CBC collection ok as a tag line.**

The Colonial

SBAR likes AA.3 and secondarily AA.1. Monument sign should match wall sign. Red base on monument sign is acceptable as long as it stays thin.

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

**5. 10BAR-00000-00062 Essex Property Trust Monument Sign Goleta
10LUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta****

Request of Tracy Parker, Woflpack Sigh 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 & 7/02/10)

- **The corporate look preferred by the applicant is not approvable.**
- **The culture of Isla Vista needs to be carried through into the graphic design of the signs. Signs should bespeak the identity of the community. Think unique.**
- **Style of font and sign should not affect the high quality desired by the applicant**
- **Proposed materials are unacceptable; must use excellent materials to achieve desired quality e.g., stainless steel or corten.**
- **The issue is not about a contemporary look vs. an old style.**
- **Seek simpler solutions as previously advised; playful but still speaking to quality.**
- **SBAR likes that each building has its own name. Materials and execution of all the signs could be the same; SBAR prefers raised letters. CBC collection ok as a tag line.**

The Sweeps

Options AA.1, AA.2, AA.4 and AA.5 start to have merit.

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

**6. 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 & 7/02/10)

- **The corporate look preferred by the applicant is not approvable.**
- **The culture of Isla Vista needs to be carried through into the graphic design of the signs. Signs should bespeak the identity of the community. Think unique.**
- **Style of font and sign should not affect the high quality desired by the applicant**
- **Proposed materials are unacceptable; must use excellent materials to achieve desired quality e.g., stainless steel or corten.**
- **The issue is not about a contemporary look vs. an old style.**
- **Seek simpler solutions as previously advised; playful but still speaking to quality.**
- **SBAR likes that each building has its own name. CBC collection ok as a tag line.**

The Balboa

AA.1 works well.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **07BAR-00000-00029 Magid New Residence, Detached Garage, Cabana Santa Barbara**
07LUP-00000-00251 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Jan Hochhauser, architect for the owner, Ilya Magid, to consider Case No. 07BAR-00000-00029 for **final approval of a new residence of approximately 4,998 square feet, detached garage of approximately 800 square feet and pool cabana of approximately 260 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 994 cubic yards of cut and approximately 922 cubic yards of fill. The property is a 1.0 acre parcel zoned E-1 and shown as Assessor's Parcel Number 059-030-022, located at **1105 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/02/07, 3/30/07, 6/08/07 & 7/20/07)
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to continue 07BAR-00000-00029 to the meeting of August 13, 2010 at the request of Planning and Development See Agenda Status Report.**
8. **10BAR-00000-00099 Papadopolous Residence Remodel/Addition Hope Ranch**
10LUP-00000-00226 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline**
Request of Peter Becker, architect for the owners, Nick and Renee Papadopolous, to consider Case No. 10BAR-00000-00099 for **conceptual review/preliminary approval of a residential remodel (interior) of approximately 2,300 square feet and an addition of approximately 502 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 2,860 square feet. The proposed project will require approximately 9 cubic yards of cut and fill. The property is a 2.2 acre parcel zoned R-1 and shown as Assessor's Parcel Number 063-010-014 located at **4625 Via Vistosa** in the Hope Ranch area, Second Supervisorial District.
- CONDITION:**
- **Project received preliminary approval with condition to remove all uplighting from plans.**
- ACTION: Yardy moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to grant preliminary approval of 10BAR-00000-00099. Applicant to return for final approval on consent.**
9. **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 **preliminary/final approval 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 & 8/28/09)
- COMMENTS:**
- **Very nice project.**
 - **Project received preliminary and final approvals with the finding that the height exemption is merited based on the unusual topography of the site, the fact that the existing home to be remodeled was already two stories and on the basis of good design.**
- ACTION: Goodkind moved, seconded by Yardy and carried by a vote of 6 to 0 (Morris absent) to grant preliminary/final approval of 09BAR-00000-00073.**

10. 09BAR-00000-00105 The Muerte Trust Residence Additions Hope Ranch
09CDH-00000-00024 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Rural

Request of Kevin Moore, agent for the owners, The Muerte Trust, to consider Case No. 09BAR-00000-00105 for **further conceptual review of residence addition of approximately 2,119 square feet and an addition over the garage of approximately 460 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. (Continued from 7/10/09)

COMMENTS:

- **SBAR has no objection to the fact that the project exceeds allowable height on the basis that the new roof is matching the old roof forms: good design.**
- **The SBAR cannot however support the deck: deck is too large and too high with its floor height above the adjacent 2nd story windows.**
- **Return for further conceptual.**

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

Toro Canyon/Summerland/Carpinteria Areas

11. 10BAR-00000-00104 Bryson Residence Remodel and Addition Carpinteria
10CDH-00000-00004 (J. Ritterbeck, Planner) Jurisdiction: Coastal

Request of Ken Rideout, New Haven Builders, agent for the owners, John and Louise Bryson, to consider Case No. 10BAR-00000-00104 for **conceptual review of a residential remodel of approximately 4,497 square feet and an addition of approximately 40 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,497 square feet and garage of approximately 576 square feet. The proposed project will not require grading. The property is a 17,114.44 square foot parcel zoned R-3 and shown as Assessor's Parcel Number 003-422-001, located at **4501 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- **No problems with project.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final on consent at the meeting of August 13, 2010.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Lane Goodkind moved, seconded by Martha Gray, and carried by a vote of 6 to 6 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 13, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:40 A.M.