



# COUNTY OF SANTA BARBARA

---

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of July 13, 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 Vice Chair, Jeremy Roberts, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Jeremy Roberts,	Vice Chair
Martha Gray	
Glen Morris	
Jeff Yardy	
Lane Goodkind	
Anita Hodosy-McFaul	SBAR Secretary
Errin Briggs	County Planner

**COMMITTEE MEMBERS ABSENT:** Will Rivera and Steve Willson

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 10±

**ADMINISTRATIVE AGENDA:**

- I. **PUBLIC COMMENT:** None
- II. **AGENDA STATUS REPORT:** Gray moved, seconded by Roberts and carried by a vote of 5 to 0 (Willson and Rivera absent) to approve the agenda status report.
- III. **MINUTES:** Gray moved, seconded by Yardy and carried by a vote of 5 to 0 (Willson and Rivera absent) to approve the minutes of July 16, 2010 as amended.
- IV. **CONSENT AGENDA:**

**C-1. 10BAR-00000-00089 Pulice New Residential Accessory Structure Santa Barbara**  
10LUP-00000-00206 (Errin Briggs, Planner) **Jurisdiction: Goleta**

Request of Brett Ettinger, Ferguson Ettinger Architects, architect for the owner, Ron Pulice, to consider Case No. 10BAR-00000-00089 for **final approval on consent 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 & 7/16/10)

**ACTION: Gray moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval on consent of 10BAR-00000-00089.**

**C-2. 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 **final on consent 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. (Continued from 7/16/10)

**ACTION: Gray moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval on consent of 10BAR-00000-00099.**

**C-3. 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 **preliminary/final on consent 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. (Continued from 7/16/10)

**ACTION: Gray moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval on consent of 10BAR-00000-00104.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- SBAR requests staff presentation of the Draft Mission Canyon Design Guidelines

**VI. STAFF UPDATE: None**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 10BAR-00000-00012      T-Mobile at Santa Barbara Coroner's Office      Santa Barbara  
10CUP-00000-00007 (Allen Bell, Planner)      **Jurisdiction: Goleta****

Request of Scott Dunaway, SureSite Consulting Group, agent for the applicant, T-Mobile, to consider Case No. 10BAR-00000-00012 for **preliminary/final approval of a telecommunications facility which includes a 50-foot tall antenna support structure, 12 antennas and eight equipment panels/cabinets.** The project will not require any grading or tree removal. The project site is a 470 square-foot lease area located at the Santa Barbara Coroner's Office, which consists of a 2.02-acre parcel and 0.28-acre parcel zoned REC and PI, respectively, and shown as Assessor's Parcel Numbers 061-040-015 and 061-040-027, respectively, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/05/10)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary/final approval of 10BAR-00000-00012.**

**2. 09BAR-00000-00066**

**St. George Residence Addition, Garage Demolition/Rebuild, Carport,  
and 2<sup>nd</sup> 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)

**COMMENTS:**

- **Consider changing material for parking area in rear. Currently proposed material will break down with heavy use.**

**ACTION: Yardy moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary approval of 09BAR-00000-00066. Applicant to return for final approval on consent.**

**3. 10BAR-00000-00093**

**Uribe Garage Conversion**

**Santa Barbara**

10LUP-00000-00010 (Brian Banks, Planner)

**Jurisdiction: Goleta**

Request of Eduardo Esparza, agent for the owner, Gustavo Uribe, to consider Case No. 10BAR-00000-00093 for **preliminary/final approval of a garage conversion of approximately 226 square feet and an unpermitted attached covered patio of 283 square feet at the rear of the dwelling.** 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. (Continued from 7/02/10)

**COMMENTS:**

- **No concrete or solid material in courtyard.**
- **Use shade tolerant plants in shaded area between garage and entry.**

**ACTION: Goodkind moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary/final approval of 10BAR-00000-00093.**

**4. 10BAR-00000-00114 Kordes Residence 2<sup>nd</sup> Floor Addition**

**Santa Barbara**

10LUP-00000-00285 (Kimberley McCarthy, Planner)

**Jurisdiction: Goleta**

Request of Don Swann, agent for the owner, Bob Kordes to consider Case No. 10BAR-00000-00114 for **conceptual review/preliminary approval of a second floor addition of approximately 672 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,054 square feet, attached garage of approximately 322 square feet, carport of approximately 326 square feet and covered walkway. The proposed project will not require grading. The property is a 8,008 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-314-024, located at **5354 Berkeley Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- **Given the footprint of the house with an interior courtyard, while the project frontloads the second story inconsistent with the Eastern Goleta Design Guidelines, public views from the street meet the spirit of the guidelines. Therefore project is acceptable as proposed.**

**ACTION: Morris moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary approval of 10BAR-00000-00114. Applicant to return for final approval on consent.**

**5. 10BAR-00000-00113 Ellsworth New Residence, Garage & Guesthouse Santa Barbara  
10LUP-00000-00280 (Nicole Mashore, Planner) Jurisdiction: Goleta**

Request of Ken Taub, Flowers & Associates, Inc., architect for the owner, Jan Ellsworth, to consider Case No. 10BAR-00000-00113 for **conceptual review of a new residence of approximately 3,571 square feet, basement of approximately 821 square feet, guesthouse of approximately 654 square feet and garage of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District.

**PUBLIC SPEAKER: David Jacoby**

**COMMENTS:**

- **Low profile design is appreciated.**
- **Proposed driveway configuration is preferred because it is hidden from public views by existing topography. Explore Map Modification with planner.**
- **Treat landscaping with care, site is very visible. Palette is appropriate but don't create "oasis" effect. Blend plantings in with natural surroundings.**
- **If utilizing solar, go with ground-mounted to avoid reflection from roof. Screen well.**
- **Break up stone wainscoting in places to provide variation.**
- **SBAR requests site visit with story poles.**

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

**Site Visit**

**6. 10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland  
10CDP-00000-00026 (J. Ritterbeck, Planner) Jurisdiction: Summerland**

Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for a **site visit of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 5/07/10, 5/21/10 & 6/04/10)

**Project received a site visit only, no action taken. Project review listed later in the minutes as Item #15.**

**7. 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 **preliminary/final approval 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. (Continued from 7/2/10)

**PUBLIC SPEAKERS:** Brian Trautwein, Robert Burke (letter)

**COMMENTS:**

- Colors are appropriate.

**ACTION:** Yardy moved, seconded by Morris and carried by a vote of 4 to 1 (Roberts opposed, Rivera and Willson absent) to grant preliminary/final approval of 10BAR-00000-00100.

**8. 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 & 7/16/10)

**COMMENTS:**

- Bollards in rear yard shall be shielded to protect the adjacent ESH area.

**ACTION:** Gray moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval of 07BAR-00000-00029.

**9. 10BAR-00000-00115 Edgerton Residence Addition Santa Barbara**  
10LUP-00000-00289 (Lisa Martin, Planner) **Jurisdiction: Goleta**

Request of Patrick Marr, architect for the owner, Sylvelin Edgerton, to consider Case No. 10BAR-00000-00115 for **conceptual review of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,056 square feet and garage of approximately 450 square feet. The proposed project will not require grading. The property is a 7,023 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 065-501-001 located at **5218 Rhoads Avenue** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- SBAR encourages planting of shade tree in front yard. Chinese Elm?
- Architecture is appropriate.
- Return for preliminary/final, full board with landscape and lighting plans.

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

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

**10. 09BAR-00000-00178 Melton Addition/New Garage Hope Ranch**  
09LUP-00000-00474 (Kimberley McCarthy, Planner) **Jurisdiction: Design Overlay**

Request of Gil Garcia, agent for the owners, Kurt Melton and Judy Mouderrres, to consider Case No. 09BAR-00000-00178 for **final approval of an addition of approximately 903 square feet to the existing residence and a new attached garage of approximately 558 square feet.** The following structure currently exists on the parcel: residence of approximately 1,412 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-191-005, located at **295 Arboleda Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 12/04/09, 3/19/10, 4/02/10 & 5/07/10)

**CONDITIONS:**

- Use frosted glass on lights.
- Garage/entry doors to be stained, not painted.

**ACTION:** Morris moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval of 09BAR-00000-00178.

**11. 09BAR-00000-00197 Crocker Residence Additions Mission Canyon**

09LUP-00000-00509 (Nicole Mashore, Planner) Jurisdiction: Ridgeline – Urban

Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 09BAR-00000-00197 for **further conceptual review/preliminary approval of a residence addition of approximately 3,131 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and an accessory structure of approximately 352 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.009 acre parcel zoned A-1 and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10)

**COMMENTS:**

- Reduce paving to the extent feasible while ensuring safe car movement in and out of the garage.
- Add vine pockets for plantings.

**ACTION:** Gray moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary approval of 09BAR-00000-00197. Applicant to return for Final on Consent.

**12. 10BAR-00000-00116 Reetz Residence Addition Mission Canyon**

10LUP-00000-00298 (Kimberley McCarthy, Planner) Jurisdiction: Mission Canyon

Request of Tony Kaady, agent for the owner, Randall Reetz, to consider Case No. 10BAR-00000-00116 for **conceptual review/preliminary approval of residence addition of approximately 220 square feet, deck replacement of approximately 428 square feet and new roof damaged in fire.** The following structures currently exist on the parcel: a residence of approximately 1,175 square feet and detached garage of approximately 220 square feet. The proposed project will not require grading. The property is a .77acre parcel zoned R-3 and shown as Assessor's Parcel Number 023-240-003, located at **795 Mission Oaks Lane** in the Mission Canyon area, First Supervisorial District.

**ACTION:** Morris moved, seconded by Goodkind and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary approval of 10BAR-00000-00116. Applicant to return with colors/materials/exterior lights for final approval on consent.

**13. 10BAR-00000-00005 Tobias Residence Demolition/Rebuild and Accessory Structure Hope Ranch**

10CUP-00000-00006(J. Ritterbeck, Planner) Jurisdiction: Ridgeline – Urban

10LUP-00000-00016  
10MOD-00000-00001

Request of Peter Becker, architect for the owners, Andrew and Elisabeth Tobias, to consider Case No. 10BAR-00000-00005 for **final approval of a demolition of existing residence and rebuild for a residence of approximately 6,650 square feet, garage of approximately 1,376 square feet, guesthouse of approximately 488 square feet and hobby room of approximately 352 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,015 square feet, garage of approximately 667 square feet, second garage of approximately 587 square feet and planting shed of approximately 328 square feet – *all to be demolished.* The proposed project will require approximately 1,540 cubic yards of cut and fill. The property is a 2.19 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-192-017, located at **4050 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/22/10 & 4/16/10)

**ACTION: Morris moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivara and Willson absent) to grant final approval of 10BAR-00000-00005.**

**14. 10BAR-00000-00074 Friedenbergs New Residence Mission Canyon**  
09JES-00000-00088 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**

Request of Bryan Pollard, architect for the owners, Howard and Suzie Friedenbergs, to consider Case No. 10BAR-00000-00074 for **preliminary/final approval of new residence and attached garage of approximately 3,264 square feet.** The following structures currently exist on the parcel: a residence (lost in Jesusita Fire) of approximately 2,283 square feet, and carport/workshop of approximately 588 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-020, located at **1255 Tunnel Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/21/10 & 6/4/10)

**COMMENTS:**

- **Loosen up wall along South property line to make it slightly meandering. Currently too rigid.**
- **Lights shall be frosted or fully hooded.**

**ACTION: Yardy moved, seconded by Goodkind and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant preliminary/final approval of 10BAR-00000-00074.**

**Toro Canyon/Summerland/Carpinteria Areas**

**15. 10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland**  
10CDP-00000-00026 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**

Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for **further conceptual review of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 5/07/10, 5/21/10 & 6/04/10)

**PUBLIC SPEAKER: Tom Evans**

**COMMENTS:**

- **Story poles at the site today were inadequate and did not properly show the bulk and scale of the proposed development. Must be redone properly.**
- **This is a very aggressive program. Too much development for the site. SBAR is very uncomfortable with this level of development. SBAR advises scaling back.**
- **Site is not appropriate for a pool.**
- **Site walls and development proposed to create a flat front yard is not appropriate and is not supported by the SBAR.**
- **Return for further conceptual. Redo story poles as instructed by SBAR for next review and have them certified by surveyor or redesign the project to be site specific and then proceed with design review and story poles as requested.**

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review with scheduled site visit with corrected story poles.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Martha Gray, and carried by a vote of 5 to 0 (Will Rivera and Steve Willson 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.*