



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 28, 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
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Steve Willson	
David Villalobos	Hearing Support Supervisor
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

#### **I. PUBLIC COMMENT:**

- II. AGENDA STATUS REPORT:** Rivera moved, seconded by Gray and carried by a vote of 5 to 0 to:
- Drop Item No. 4 09BAR-00000-00073 Schulz Residence Addition/Remodel from the agenda at the request of the applicant.
  - Continue Item No. 10 09BAR-00000-00031 Warzocha Residence Additions and New Garage to the meeting of September 11, 2009 at the request of the applicant.

**III. MINUTES:** Roberts moved, seconded by Rivera and carried by a vote of 4 to 0 (Willson abstained) to approve the Minutes of August 14, 2009.

#### **IV. CONSENT AGENDA:**

- C-1. 08BAR-00000-00271 Cushman New Residence, Guesthouse and Garages Santa Barbara**  
08LUP-00000-00717 (Sarah Clark, Planner) **Jurisdiction: Goleta**  
Request of Gregory C. Jenkins, architect for the owners, Lee and Kathryn Cushman, to consider Case No. 08BAR-00000-00271 for **final approval on consent of a new residence with garage of approximately 5,089 square feet and guesthouse with garage of approximately 998 square feet.** The following structure currently exists on the parcel: a shed of approximately 288 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 40 acre parcel zoned MT-40 and shown as Assessor's Parcel Number 153-170-024, located at **1755 N. Fairview Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09, 4/10/09 & 4/24/09)

**ACTION:** Roberts moved, seconded by Gray and carried by a vote of 5 to 0 to grant final approval on consent of 08BAR-00000-00271.

**C-2. 09BAR-00000-00002      Overgaag New Residence and Workshop      Toro Canyon**  
**09LUP-00000-00058 (J. Ritterbeck, Planner)      Jurisdiction: Toro**

Request of Alex Pujo, architect for the owners, Pete and Shelley Overgaag, to consider Case No. 09BAR-00000-00002 for **final approval on consent of a new residence of approximately 3,793 square feet with a basement of approximately 359 square feet, an attached garage of approximately 674 square feet, workshop of approximately 997 square feet, new pool and new driveway.** No structures currently exist on the parcel. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 2.16 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Numbers 155-120-068, located at **2886 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/30/09 & 8/14/09)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 to grant final approval on consent of 09BAR-00000-00002.**

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

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 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 & 7/10/09)

**COMMENT:**

- **Project received final approval as revised on plans.**

**ACTION: Willson moved, seconded by Roberts and carried by a vote of 5 to 0 to grant preliminary/final approval of 09BAR-00000-00075.**

**2. 09BAR-00000-00083      Carone Residence Addition and New Garage      Santa Barbara**  
**09LUP-00000-00292 (Lisa Martin, Planner)      Jurisdiction: Goleta**

Request of Rex Ruskauff, architect for the owners, Rick and Chris Carone, to consider Case No. 09BAR-00000-00083 for **further conceptual review/preliminary approval of residence additions of approximately 1,520 square feet and new detached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a two story residence, 1<sup>st</sup> floor of approximately 2,186 square feet and 2<sup>nd</sup> floor of approximately 1,782 square feet and an attached garage of approximately 955 square feet. The proposed project will not require grading. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-140-024, located at **1002 La Senda** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/22/09)

**COMMENTS:**

**Public speaker: Robert Bartlett**

**SBAR COMMENTS:**

- a. SBAR appreciates that the SBAR's previous comments were addressed. New comments address reducing mass and scale in response to public comments.
- b. Tighten up the west elevation.
  - Move proposed new studio into the house to eliminate wasted space.
  - Tighten up archway between existing garage and proposed new garage.
- c. Too much paving at west elevation.
- d. Consider permeable surface to distinguish guest parking (more organic) from house driveways; consider using curb to define the different parking areas.
- e. Encourage reroofing with traditional two piece tile.
- f. Remove individual roof vents and use a ridge vent.
- g. Return for preliminary/final before the full board.

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

3. **08BAR-00000-00235**                      **Sciutto Patio Enclosure**                      **Santa Barbara**  
08LUP-00000-00602 (Brian Banks, Planner)                      **Jurisdiction: Goleta**  
Request of Michael Lancy, architect for the owners, Charles and Joy Sciutto, to consider Case No. 08BAR-00000-00235 for **further conceptual review/preliminary/final approval of a patio enclosure of approximately 674 square feet.** The following structure currently exists on the parcel: a residence of 2,599 square feet. The proposed project will not require grading. The property is a 7,469 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-314-008, located at **5461 Toltec Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/14/08 & 5/22/09)

**COMMENTS:**

- **Project received preliminary/final approval as conditioned:**
  - Eliminate roofs at the private entries at the front elevation and simply construct the trellis screen walls.
  - Eliminate fan shaped trellises; instead make the wall a "green wall" with e.g., cables and standoffs between the two doors.

**ACTION: Willson moved, seconded by Morris and carried by a vote of 5 to 0 to grant preliminary/final approval of 08BAR-00000-00235.**

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 **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, 7/10/09 & 8/14/09)

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 to drop 09BAR-00000-00073 from the agenda at the request of the applicant. See Agenda Status Report.**

## Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **09BAR-00000-00112 Jesusita Fire Teti Residence and Pool** **Misison Canyon**  
09LUP-00000-00313 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline -Urban**  
Request of Bob Easton, architect for the owners, Nick and Barbara Teti, to consider Case No. 09BAR-00000-00112 for **preliminary approval of rebuild residence with a garage of approximately 6,500 square feet, construction of a new pool and replacement of the existing damage pool.** The original single family dwelling and attached garage were destroyed in the Jesusita Fire. The proposed project will require no cut and approximately 45 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-320-019, located at **2809 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 7/24/09)
- COMMENTS:**
- Minor revisions are a real improvement to the house.**
  - Project received preliminary approval.**
  - Return for final on consent.**
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 to 1 (Gray abstained) to grant preliminary approval of 09BAR-00000-00112. Applicant to return for final on consent.**
6. **09BAR-00000-00078 Lanzetta Revocable Trust Residence Addition** **Hope Ranch**  
09LUP-00000-00171 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline**  
09MOD-00000-00003  
Request of Tom Smith, architect for the owner, John A. Lanzetta Revocable Trust, to consider Case No. 09BAR-00000-00078 for **preliminary approval of a residence addition of approximately 1,277 square feet and remodel of approximately 947 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,167 square feet and attached garage of approximately 552 square feet. The proposed project will require approximately 160 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-025, located at **3958 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/08/09 & 6/26/09)
- COMMENTS:**
- Barrel and s-tiles are different; blending is a bad idea and SBAR is concerned about prospective quilted pattern of new and existing roof tiles. Narrow layer of barrel tiles would also not resolve situation. Return with resolution. Explore reroofing entire roof with barrel tiles.**
  - Project received preliminary approval with above comments regarding tile roof. Preliminary approval for exception to front yard setback is based on providing for good design.**
- ACTION: Willson moved, seconded by Gray and carried by a vote of 5 to 0 to grant preliminary approval of 09BAR-00000-00078. Applicant to return for final approval.**
7. **09BAR-00000-00023** **Foss New Residence** **Mission Canyon**  
09LUP-00000-00124 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**  
Request of Al Winsor, agent for the owner, John Foss, to consider Case No. 09BAR-00000-00023 for **further conceptual review/preliminary approval of a new residence of approximately 2,899 square feet and carport of approximately 440 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 87.6 cubic yards of cut and approximately 77.6 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-180-094, located at **2639 Dorking Place** in the Mission Canyon area, First Supervisorial District. (Continued from 2/27/09)

**COMMENTS:**

- a. Design is cleaned up a lot but needs more finessing.
- b. Proportionately, openings at second story covered porch are problematic. Restudy. Also consider extending openings all the way down to the floor and add a hand rail.
- c. Headers don't look proportional to window openings; simplify and eliminate or replace with little plaster eyebrows.
- d. Like the arched entry door; reconsider using arched window forms elsewhere on house.
- e. Reconsider proportions of windows to make them more vertical.
- f. Return for further conceptual/preliminary.

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

**8. 09BAR-00000-00114**

**Sommer Residence Addition/Garage Conversion and New Garage** **Santa Barbara**  
09LUP-00000-00277 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Nathanael Sommer, to consider Case No. 09BAR-00000-00114 for **preliminary approval of a new garage of approximately 528 square feet, garage conversion of approximately 281 square feet and residence addition of approximately 285 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,746 square feet, garage of approximately 281 square feet and storage/shop of approximately 607 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 077-041-002, located at **1455 Holiday Hill Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/14/09)

**COMMENTS:**

- Project received preliminary approval with conditions that edge details be conformed at chimney and that only a single light fixture is to be used above entry.
- Return for final on consent.

**ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 to grant preliminary approval of 09BAR-00000-00114. Applicant to return for final approval on consent.**

**9. 08BAR-00000-00078 Toor Residence Additions and Second Story** **Santa Barbara**  
08LUP-00000-00170 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Chris Thomas, agent for the owner, Iqbal Toor, to consider Case No. 08BAR-00000-00078 for **preliminary/final approval of a residence first floor addition of approximately 142 square feet, second story addition of approximately 1,406 square feet, second story deck of approximately 172 square feet and covered porch of approximately 122 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,400 square feet, attached garage of approximately 441 square feet and porch of approximately 136 square feet. The proposed project will not require grading. The property is a 8,760 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08, 7/11/08, 9/19/08, 5/22/09, 6/05/09 & 8/14/09)

**COMMENT:**

- Project received preliminary and final approvals with the condition that magnolias be planted at 15 gc size.

**ACTION: Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Roberts absent) to grant preliminary approval of 08BAR-00000-00078. Applicant to return for final approval.**

**10. 09BAR-00000-00031 Warzocha Residence Additions and New Garage Toro Canyon**  
09LUP-00000-00223 (Brian Banks, Planner) Jurisdiction: Toro

Request of Joe L. Ewing, architect for the owners, Michael and Barbara Warzocha, to consider Case No. 09BAR-00000-00031 for **final approval of conversion of the existing garage to habitable of approximately 503 square feet and a new attached garage of approximately 536 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,084 square feet and garage of approximately 503 square feet. The proposed project will require approximately 86 cubic yards of cut and approximately 110 cubicyards of fill. The property is a .66 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-491-008, located at **2710 Macadamia Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/13/09, 6/26/09 & 8/14/09)

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 to continue 09BAR-00000-00031 to the meeting of September 11, 2009 at the request of the applicant. See Agenda Status Report.**

**Toro Canyon/Summerland/Carpinteria Areas**

**11. Discussion Summerland Draft Design Guidelines Summerland**  
(Derek Johnson, Director)

**Request of the office of Long Range Planning, that the South County Board of Architectural Review (SBAR) receive and review the Draft Residential Design Guidelines for Summerland.**  
(Continued from 7/24/09)

**Project was a discussion item only.**

**Overall SBAR Comments:**

- a. SBAR voiced support for document.
- b. A mechanism needs to be in place to record problems and issues so that the draft document may be changed/final document amended as needed.
- c. Concerned over wording and flexibility in interpretation: standardize use of "shall not," "should not" and "could."
- d. Include in Preface: good architecture and design may exist in any form, the incorporation of architecture into the fabric Summerland is at the discretion the SBAR.
- e. Remove G's from Guideline bullet points
- f. SBAR role is not to be an arbiter of private views, remove language pertaining to private views.
- g. Items which are included in Chapter 11 and other sections which duplicate the LUDC or any other SB county policy document (e.g., definitions and story pole guidelines) should reference the parent document only to avoid potential inconsistencies and procedurally difficult changes to Guidelines in future. Such items would be reference materials to be included in a "Summerland package" to avoid redundant changes to Guidelines.

**Chapter 1:**

- SBAR always recommends good neighbor policies and supports projects which are sensitive to the needs of surrounding neighbors
- Annotate the permit flow chart to include consultation with the Summerland BAR and reflect recent noticing changes.

**Chapter 2:**

- SBAR wants picture/raking shot of existing street with desirable texture, good setback, and relationship; try Google maps street view. Avoid confusing users with this image.
- Page 2-4 Paragraph 6, sentence 3: remove "preferred" and define preferred scale earlier in chapter.
- Add different images that give the flavor of Summerland.

**Chapter 3**

- G3.2: make specific statement about urban vs. rural or highlight the section pertaining to applicability for urban versus rural in Chapter 1.

- For G3.17, include language to emphasize permeable pavers with acknowledgement of what is and what is not permeable.
- Drainage plans are not be reviewed and approved by the SBAR. 3.29 should reference a conceptual drainage plan for reference only.
- Page 3-7: Finding 1: “The applicant has designed a project which ~~limits impacts on his/her neighbors views~~ *is appropriate to the neighborhood context*”.
- G3.21 Proposed designs should consider views from public spaces, such as parks, roadways and open space, and should minimize impacts *where feasible* ~~to or enhance those public views and where feasible private views should also be protected or enhanced.~~
- **Chapter 4**
- Fig. 4.2: More descriptive graphic needed, specify if a mezzanine would be included in FAR twice in such a situation.
- FAR calculations need to be simplified to allow use of formula by all (applicants, planners, BAR).
- Fig. 4.3 and Page 4-5: Basement methodology is confusing. How does this relate to the Building Code and required ventilation/access?
- Fig. 4.8: Simpler forms without articulation have worked well in Summerland. Consider removal of graphic.
- G4.13 and 4.14: See Goleta Design Guidelines discussion of “side loading” and provide language to describe how elements should be balanced and to allow SBAR discretion. Fig. 4.13: Should show decks, bay windows or balconies as described in G4.22. Replace 4.13 with another image (e.g., Fig. 2 from the existing Guidelines). Figure 5.1 would be an acceptable substitute.
- **Chapter 5**
- Fig. 5.1: Can staff find an example of a California bungalow on a sloped site? Existing photograph is more typical of a flat site. Important to have examples of all recommended design styles on sloped sites. Examples all need to be of good architecture.
- Drawings preferred over photos for examples of styles.
- SBAR is conformable with flat roofs if done correctly.
- Fig 5.7: would prefer a drawing. The selected photo is not a good example of a garage treatment.
- Fig. 5.8: Lighten/brighten photo. Too dark.
- G5.12: Sloped or pitched roof forms are preferred over flat roofs: ~~flat roofs or roof parapet tops are discouraged in the urban area, except for green roofs or roofs not visible by neighbors~~
- G5.15: Replace should with “could.”
- G5.16: Deleted.

#### Chapter 6

- Please include a preference for sustainable/recycled materials or reference green building resources.
- Page 6-2: skylights should have the same pitch and be parallel with roof, low profile.
- Fig. 6.4: Correct starter board position.
- Fig. 6.5: “~~Dark~~ *mirrored* reflective glazing.”
- Fig 6.6: Windows only represent Victorian, not contemporary.
- Would prefer different window in Fig. 6.5 and more examples in Fig. 6.7
- G6.15: Clarify that only pertains to urban area.
- G6.20: “All colors ~~shall~~ *are encouraged to* blend in with the surrounding soils, vegetations, and rock out cropping.”

#### Chapter 7

- No comments.

#### Chapter 8

- Remove chapter. RSUs are exempt from BAR review.

#### Chapter 9

- Support language that landscape plan *shall* be required.
- G9.8 Delete.

- Fig 9.3: Work in “should” language regarding Example C.
- Fig 9.4 and 9.5: Not actually permeable after 90% compaction. Use chipseal example.
- G9.27: Fences should be less than 6 feet. Mention 3.5-foot limit from text.
- G9.28: Change to a placeholder for when this issue is addressed as part of Phase III.
- Fig. 9.8: Include that opaque glass is acceptable.
- Want specification for lumens on outdoor lighting; research and reflect appropriate LZ standards.
- Page 9-7: Supports 3.5 foot fence height limitation in front yard setback.

#### **Chapter 10 and 11**

- Remove or reference content as appropriate (e.g., eliminate findings, checklist, noticing rules). Include as Summerland supplemental package with applications to avoid the need to amend the document every time the LUDC or other BOS-adopted documents are amended.
- FAR worksheet appears complicated.

#### **Public Comment:** Tom Evans

New document gives SBAR more discretion with plate height and understories, FAR limits higher than Montecito. Private Views are the #1 concern in Summerland and original SBAR Design Guidelines protected them. Does not like flat roofs and would prefer photos to drawings in Chapter 5 as better representing typical Summerland architecture. Community, not SBAR, needs to decide on reflective roofs. Modular housing not successful. Outdoor lighting approval shouldn't be wattage dependent. Presents enforcement headache.

#### **SBAR Response:**

- Private views are not under the purview of the SBAR.

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Martha Gray, and carried by a vote of 4 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 11, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:15 P.M.