



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 1, 2010**

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, 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		
Glen Morris		
Steve Willson		
Jeff Yardy		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

### **COMMITTEE MEMBERS ABSENT: Lane Goodkind**

**REPORTERS:** None in attendance

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

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Gray moved, seconded by Morris and carried by a vote of 6 to 0 (Goodkind absent) to:

- **Withdraw Item #6 10BAR-00000-00136 Botorff from the agenda at the request of the applicant.**

**III. MINUTES:** Willson moved, seconded by Roberts and carried by a vote of 6 to 0 (Goodkind absent) to approve the Minutes of September 17, 2010.

**IV. CONSENT AGENDA:** None.

### **V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- Jeremy met with Marsha Zilles at her request to review the (Hope Ranch) Marion demo and rebuild. Other members to be aware of this contact to ensure no future breach of the Brown Act.
- Steve and Lane had lunch with the Second District Supervisor and appointees. General discussion was had re., enforcement of SBAR design approvals. Specific discussion was had re., the lack of SBAR review of the recent EOC building project.

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

1. **09BAR-00000-00213 Adderton New Residence Isla Vista**  
10CDP-00000-00040 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**  
Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **further final approval of a new residence of approximately 1,963 [net] square feet and an attached garage of approximately 715 [gross] square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10 & 4/16/10, 7/2/10, 9/03/10 & 9/17/10)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant final approval of 09BAR-00000-00213.**

2. **10BAR-00000-00137 Gilkeson Residence Addition and Garage Addition Santa Barbara**  
10LUP-00000-00369 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**  
Request of Don Swann, agent for the owner, Dave Gilkeson, to consider Case No. 10BARBAR-00000-00137 for **conceptual review of a residence addition of approximately 653 square feet and an addition to garage of approximately 395 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,243 square feet and attached garage of approximately 438 square feet. The proposed project will not require grading. The property is a 8,646 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-525-011, located at **5367 Parejo Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- Excellent work; vast improvement.

**Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent at the October 15, 2010 meeting.**

3. **10BAR-00000-00141 Saint Barbara Greek Orthodox Church Signage Santa Barbara**  
10SCC-00000-00014 (Brian Banks, Planner) **Jurisdiction: Goleta**  
Request of Paul Musgrove, agent for the Saint Barbara Greek Orthodox Church, Dr. Theony Condos, President, to consider Case No. 10BAR-00000-00141 for **conceptual review/preliminary/final approval of a monument sign of approximately 24 square feet.** The following structures currently exist on the parcel: a church sanctuary of approximately 5,000 square feet, and fellowship hall of approximately 5,000 square feet. The proposed project will not require grading. The property is a 3.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-010-090, located at **1205 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

Public Comment: Larry Vranish

**SBAR CONDITION:**

- **Plaster texture, color and level of shine shall match the exterior plaster finish of the church.**

**ACTION: Morris moved, seconded by Roberts and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary/final approval of 10BAR-0000-00141.**

**4. 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 **further conceptual review/preliminary approval 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. (Continued from 8/13/10 & 09/17/10)

**COMMENTS:**

- a. **SBAR appreciates that the architect listened and responded to design comments.**
- b. **Concern about color of building as presented in schematic: color should pick up the darkest of the taupe range in the sandstone.**
- c. **Layout is more responsive to the site: prefer new entry concept with raised tower.**
- d. **Vary color of roofing tiles.**
- e. **Strong landscape concept (using natives).**
- f. **Restudy use of landscaping to further break up long ridgeline views of house; consider adding an olive or two on south side of house at the bathrooms.**

**ACTION: Rivera moved, seconded by Roberts and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary approval of 10BAR-00000-00113.**

**5. 10BAR-00000-00135 Dorado Garage Conversion Santa Barbara  
10LIUP-00000-00362 (Brian Banks, Planner) **Jurisdiction: Goleta****

Request of Ernesto Botello, agent for the owners, Nicolas and Irene Dorado, to consider Case No. 10BAR-00000-00135 for **further conceptual review of garage conversion of approximately 467 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,495 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-354-003, located at **339 Zink Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/17/10)

**COMMENTS:**

- a. **SBAR appreciates the applicant's responsiveness to SBAR comments.**
- b. **Enlarge planter, by rounding it out, in front of the water heater door to allow for permanent planting in that area while allowing the door to swing open.**
- c. **Reconsider use of roses; need different materials to achieve a lush screen. Consider adding a Giant bird of paradise to screen the door and typical bird of paradise plants throughout the rest of the planter.**

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

**6. 10BAR-00000-00136 Bottorff Residence Addition Santa Barbara  
10LUP-00000-00363 (Brian Banks, Planner) **Jurisdiction: Goleta****

Request of Bob Murray, agent for the owners, Bryan and Sara Bottorff, to consider Case No. 10BAR-00000-000136 for **further conceptual review of a residence addition of approximately 210 square feet.** The following structure currently exists on the parcel: a residence and attached garage of approximately 1,992 square feet. The proposed project will not require grading. The property is a 7,840 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-441-017, located at **5374 Paseo Orlando** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/17/10)

**ACTION: Gray moved, seconded by Morris and carried by a vote of 6 to 0 (Goodkind absent) to withdraw 10BAR-00000-00136 from the agenda at the request of the applicant. See Agenda Status Report.**

7. **10BAR-00000-00049 Douglas As-Built Garage/Workshop Santa Barbara**  
**10LUP-00000-00131(Kimberly McCarthy, Planner) Jurisdiction: Goleta**  
Request of Joseph H. Moticha, architect for the owner, Blair Douglas, to consider Case No. 10BAR-00000-00049 for **revised conceptual review/preliminary/final approval of as-built garage/workshop of approximately 832 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,000 square feet, second residence of approximately 1,200 square feet, storage barn of approximately 2,000 square feet and storage shed of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-030-005 located at **830 Poinsettia Way** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/02/10)

**ACTION: Roberts moved, seconded by Yardy and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary/final approval of 10BAR-00000-00049.**

8. **10BAR-00000-00081 Girls Inc. Monument Sign Santa Barbara**  
**10CUP-00000-00017 (J. Ritterbeck, Planner) Jurisdiction: Goleta**  
Request of James Zimmerman, architect for the applicant, Monica Spear, Girls Incorporated of Greater Santa Barbara to consider Case No. 10BAR-00000-00081 for **preliminary/final approval of a monument sign of approximately 20 square feet.** The following structures currently exist on the parcel: a main building of approximately 10,068 square feet, gymnasium of approximately 7,100 square feet and auditorium of approximately 2,200 square feet and library of approximately 1,222 square feet. The proposed project will not require grading. The property is a 4.39 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 065-180-035, located at **4973 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/4/10)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary/final approval of 10AR-00000-00081.**

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

9. **10BAR-00000-00139 Gillio Residence Addition Hope Ranch**  
**10MOD-00000-00002 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Urban**  
Request of Steve Hausz, architect for the owners, Ronald J. Gillio, to consider Case No. 10BAR-00000-00139 for **conceptual review of a residence addition of approximately 80 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, detached garage of approximately 1,242 square feet and guesthouse of approximately 342 square feet. The proposed project will not require grading. The property is a 26,211 square foot parcel zoned EX-1 and shown as Assessor's Parcel Number 063-042-010, located at **910 Camino Medio** in the Hope Ranch area, Second Supervisorial District.

#### **COMMENTS:**

- **Very contextual, minor and completely acceptable.**
- **Return for preliminary review before the full board.**

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

**10. 10BAR-00000-00085 Jesusita Fire Martin New Residence and Garage Mission Canyon  
10LUP-00000-00195 (Brain Banks, Planner) **Jurisdiction: Mission****

Request of Dennis Thompson, architect for the owner, Janice Martin, to consider Case No. 10BAR-00000-00085 for **preliminary/final approval of new residence of approximately 2,339 square feet and garage of approximately 440 square feet.** No structures currently exist on the property; original structure burned in Jesusita Fire. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .85 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-020, located at **1165 Tunnel Road Lane** (formerly 1165 Tunnel Road F) in the Mission Canyon area, First Supervisorial District. (Continued from 6/04/10)

**COMMENT:**

- **Great project.**

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary/final approval of 10BAR-0000-00085.**

**Toro Canyon/Summerland/Carpinteria Areas**

**11. 09BAR-00000-00138 Knee Residence Demolition/Rebuild Carpinteria  
09CDH-00000-00026 (J. Ritterbeck, Planner) **Jurisdiction: Coastal****

Request of Loren Solin, architect for the owners, Mr. and Mrs. Knee, to consider Case No. 09BAR-00000-00138 for **further preliminary/final approval of a new residence of approximately 3,706 square feet and attached garage/storage of approximately 579 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,421 square feet and detached garage of approximately 37 square feet (both to be demolished). The proposed project will not require grading. The property is a 25,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 9/11/09 & 9/25/09, 10/09/09 & 9/17/10)

**COMMENTS:**

- **Project received preliminary approval.**
- **Return for final on consent with landscape plan to add a tree on the beach side of the house near the corridor between the two homes.**
  - **Return for revised final approval when sewer elements are known and landscape plan can be finished.**

**ACTION: Morris moved, seconded by Willson and carried by a vote of 4 to 1 with 1 abstention (Goodkind absent, Roberts opposed) to grant preliminary approval of 09BAR-00000-00138. Applicant to return for final approval on consent at the October 15, 2010 meeting.**

**12. 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 & 8/13/10)

**COMMENTS:**

Public Comment: Tom Evans

**SBAR Comments:**

- a. **Marked improvement in massing which has been reduced to an acceptable level.**
- b. **The exterior lawn area in the front yard should be stepped so the user doesn't feel like they are in a pit with eight foot tall walls topped by fencing.**
- c. **Add a vertical element where second floor deck turns.**
- d. **Now that the massing is appropriate, bring the craftsman detailing back into the design for presentation to the SBAR.**
- e. **Consider reintroducing trellis element at second floor deck.**
- f. **Return for further conceptual review of design details in two weeks.**
- g. **Story pole and site visit in four weeks.**

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the October 15, 2010 meeting.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Jeff Yardy, and carried by a vote of 6 to 0 (Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 15, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 2:30 P.M.