



COUNTY OF SANTA BARBARA

BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 6, 2006

Kathryn Dole	Chair	Santa Barbara County
Robin Donaldson	Vice Chair	Engineering Building, Room 17
Pamela Ferguson Ettinger		123 East Anapamu Street
Valerie Froscher		Santa Barbara, California 93101
Chris Roberts		(805) 568-2000
Jeremy Roberts		
Martha Gray		
Anita Hodosy	BAR Secretary	
Allen Bell	Planner III	

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Kathryn Dole, at 9:20 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Kathryn Dole	Chair
Pamela Ferguson Ettinger	
Jeremy Roberts	
Martha Gray	
Anita Hodosy	BAR Secretary
Allen Bell	Planner III

COMMITTEE MEMBERS ABSENT: Robin Donaldson, Valerie Froscher and Chris Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: All project to be heard

III. MINUTES:

J. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to approve the Minutes of September 15, 2006.

J. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to approve the Minutes of September 22, 2006.

IV. CONSENT AGENDA:

**C-1. 05BAR-00000-00302 Handtmann Employee Dwelling and Carport Toro Canyon
05CUP-00000-00069 (Allen Bell, Planner) Jurisdiction: Toro**

Request of William Cooper, architect for the owner, George Handtmann, to consider Case No. 05BAR-00000-00302 for **preliminary/final approval on consent of an employee dwelling of approximately 1,232 square feet, covered deck and stairs of approximately 762 square feet and a carport of approximately 180 square feet.** The following structures currently exist on the parcel: a barn, hay storage building, horse stalls and corrals. The proposed project will not require grading. The property is a 10.82 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-210-050, located at **333 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/27/06)

ACTION: Froscher moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to grant final approval on consent for 05BAR-00000-00302.

V. BAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. Discussion Item UCSB Campus Housing Study Santa Barbara

At the request of the SBAR, Marc Fisher, Associate Vice Chancellor for Campus Design and Facilities, will present an **informational discussion on the University of California at Santa Barbara Campus Housing Study.** This material was presented to the University of California Regents in May 2006. This, along with similar physical design studies and an Academic Plan, was prepared as background for an upcoming amendment to the Campus Long Range Development Plan.

Project was a discussion/presentation item, for informational purposes only.

**2. 06BAR-00000-00210 Preserve at San Marcos Santa Barbara
TM 14,585/01TRM-00000-00005 (Mark Walter, Planner) Jurisdiction:**

Request of Tom Ochsner, architect for the owner, Santa Barbara Foothill, LLC, to consider Case No. 06BAR-00000-00210 for **conceptual review of Architectural and Landscape Design Guidelines, per TM 14,585 Condition of Approval #106 and Landscape Plan for Tract Improvements (Project approved by Board of Supervisors, November 21, 2005) for future construction of 20 residential units approved by Preserve at San Marcos Development Plan 01DVP-00000-00071.** No structures currently exist on the parcel. The proposed project will require approximately 44,970 cubic yards of cut and approximately 34,895 cubic yards of fill. The property is a 377.49 acre parcel zoned PRD-75 and shown as Assessor's Parcel Numbers 055-010-006, -007 and 059-020-002, -011, -014, -016, -023, -024, -026, -028, located in the Santa Barbara Foothills in the Santa Barbara area, Second Supervisorial District. (Continued from 08/31/06, 09/15/06)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of November 17, 2006. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Staff Comments:

- **Mark Walter:** Provided memo to SBAR on “Draft, The Preserve at San Marcos Architectural and Landscape Design Guidelines,” dated September 29, 2006. Agent submitted the draft guidelines about a week ago, which did not give staff sufficient time to review and prepare comments on the draft guidelines. Staff is waiting for County Counsel to determine whether the old or new height calculation methodology applies to the project.

SBAR Comments:

- a. SBAR would like a response from County Counsel regarding the applicable height calculation methodology.
- b. Applicant should submit height calculations using both the old and new height calculation methodology.
- c. SBAR is concerned about commenting on issues that are beyond its allowed scope of review. SBAR is troubled with the lack of latitude it has to change architectural design.
- d. What role would BAR have if an applicant submits plans that are identical to those already approved by the BOS? What degree of change can SBAR make? Could SBAR change the architectural theme? Staff planner needs to clarify SBAR’s role with County Counsel.
- e. Staff planner will review the conditions of approval to determine where impermeable fences can and cannot be sited.
- f. Proposed fences would affect wildlife corridors/movement. Corridors should be preserved between the houses. Some fences between the houses should be pulled back.
- g. SBAR will consider having a special committee to review the draft guidelines. SBAR requested staff to determine if two SBAR members could review the draft guidelines and make recommendations to the full SBAR.

3. 06BAR-00000-00156

T-Mobile Unmanned Wireless Telecommunications Facility **Goleta**
06CUP-00000-00032 (Heather Allen, Planner) **Jurisdiction: Condition of the Permit**

Request of Tim Miller, agent for the applicants, Trillium for T Mobile, to consider Case No. 06BAR-00000-00156 for **conceptual review of a proposed construction of an unmanned wireless telecommunications facility consisting of 3 panel antennas on a wood utility pole located in the public right-of-way on the west side of North Fairview Avenue. Project involves placement of two RBS 2106 equipment cabinets and one electrical meter pedestal on the east side of North Fairview Avenue, with no lighting and with portions existing in Development Rural Neighborhood.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.08 acre parcel zoned RR-5, located in the Santa Barbara County right-of-way and associated with Assessor’s Parcel Numbers 069-050-002 and 077-060-007, located at **875 ½ North Fairview Avenue** in the Goleta area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent. The following comments were made by the Board of Architectural members present for this project:

COMMENTS:

- **Project looks good.**
- **Return for preliminary/final on consent.**

4. 05BAR-00000-00188 Cook New Residence Mission Canyon
05LUP-00000-00820, (Natasha Heifetz Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00040

Request of David Burke, agent for the owners, Paul and Claudia Cook, to consider Case No. 05BAR-00000-00188 for **final approval of a one-story addition of approximately 850 square feet to the existing one story adobe residence, demolition of the existing two-car garage, and construction of a one car garage of approximately 260 square feet and a trellis covered parking space. The total building footprint would be approximately 3,183 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,765 square feet and attached garage and storage room of approximately 510 square feet. The proposed project will require approximately 427 cubic yards of cut and approximately 192 cubic yards of fill. The property is a 17,815 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-013, located at **1451 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05, Site Visit 10/14/05, 10/28/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06 & 7/14/06)

ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to continue 05BAR-00000-00188 for further final approval at the SBAR meeting of October 27, 2006.

COMMENTS:

Public Comment on Agenda Items #4, #5 and #6:

- **Ginger Sledge:** Neighbors did not receive notice of this meeting and only learned yesterday that this project was scheduled for SBAR final approval. Neighbors need additional time to review the plans; SBAR should postpone its decision. Some concerns about drainage.
- **Christine Loizeaux:** A video is needed to help SBAR understand impacts of the project. The houses are too large, especially the Burke residence.
- **Koko Larson:** Houses are too large for the neighborhood.
- **Robert Miller:** Adobe residence no longer looks like an adobe. Project reduces green space by one-half. It is too large of a development in such a small space.
- **Bart Francis:** Burke residence has not been reduced in size; it is too large. Concerned about drainage because much of the lots would be covered with roofs and driveways. Use permeable surfaces where possible.

SBAR General Comments on Agenda Items #4, #5 and #6:

- Plans need to clearly distinguish between those portions of the walls that are stacked stone versus those that are structural.
- Landscape plans need to match the architectural plans.

SBAR Comments:

- Elevations need to reflect the plans that received SBAR preliminary approval, including the plate heights, ridge lines and roof plan.**
- Northwest roof line should be a continuous ridge; it should not pop up as now shown in the elevations.**
- Continue for final review to October 27.**

5. 05BAR-00000-00189 Burke/Cook New Residence Mission Canyon
05LUP-00000-00821, (Natasha Heifetz Campbell, Planner) **Jurisdiction: Ridgeline -Urban**
05CUP-00000-00042

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 05BAR-00000-00189 for **final approval for a new residence of approximately 1,797 square feet with a one car garage/laundry of approximately 400 square feet and a carport of approximately 220 square feet. The building footprint, including the garage and carport, is approximately 2,417 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 521 cubic yards of cut and approximately 79 cubic yards of fill. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1451B Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06 & 7/14/06)

ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to continue 05BAR-00000-00189 for further final approval at the SBAR meeting of October 27, 2006.

COMMENTS:

See #4 above.

SBAR Comments:

- a. SBAR prefers casement windows.
- b. Double-hung windows may be used provided they keep the same size and spacing as the casement windows shown in the plans that received SBAR preliminary approval. Retain the integrity of the previous design.
- c. Continue for final review to October 27.

**6. 05BAR-00000-00190 Burke New Residence Mission Canyon
05LUP-00000-00822, (Natasha Heifetz Campbell, Planner) **Jurisdiction: Ridgeline - Urban**
05CUP-00000-00041**

Request of David and Mary Burke, owners, to consider Case No. 05BAR-00000-00190 for **final approval for a new residence consisting of approximately 2,650 square feet of first floor living area, approximately 385 square feet of basement living area, and an approximately 675 square foot, two-car, basement garage and hobby room. The total building footprint, including basement areas would be approximately 2,959 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 350 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 17,696 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-008, located at **1451A Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 11/04/05, 2/24/06, 3/31/06, 5/19/06, 06/02/06 & 7/14/06)

ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to continue 05BAR-00000-00190 for further final approval at the SBAR meeting of October 27, 2006.

COMMENTS:

See #4 above.

SBAR Comments:

- a. Architect changed the roof on the west elevation. SBAR prefers previous the design that received preliminary approval.
- b. Go back to the previous design, which uses a continuous roof line.
- c. Correct the rendering on the east elevation.
- d. Continue for final review to October 27.

**7. 06BAR-00000-00046 Velazquez New Residence and Garage Mission Canyon
06LUP-00000-00168 (Peter Imhof/Virginia Gardner, Planners) **Jurisdiction: Mission Canyon****

Request of Susan Sherwin, architect for the owners, Adriana and George Velazquez, to consider Case No. 06BAR-00000-00046 for **further conceptual review of new residence of approximately 3,990 square with a basement of approximately 767 square with attached garage of approximately 522 square feet. The existing residence of approximately 2,500 will be demolished.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 300 cubic yards of cut and no fill. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-113-007, located at **2609 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 3/31/06, 5/19/06 and site visit of 7/14/06 & 8/11/06)

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

Beth Sundheim:

- Concerned about the size of the project, loss of privacy and raised backyard. Architecture needs to be sensitive.

Mary Brown:

- House is smaller than before, but it is still too large.

Eric Knight:

- Fully supports project. House is tall, but it fits the site.

Tove Matas:

- Concerned about the large size of the residence and impacts on aesthetics and fire hazard. The house is too large for the neighborhood.

SBAR Comments:

- a. Revised residence is approximately 600 square feet smaller than the previously proposed residence. However, the apparent size and mass have not changed. Both residences are similar in regards to massing.
- b. Mediterranean style is more challenging to make look smaller.
- c. Residence would be the third largest in the neighborhood. It would be too looming, based on context, style and neighborhood compatibility.
- d. Reduce the size of the residence to approximately 3,000 square feet.
- e. Second floor is the primary concern. Restudy massing on second floor.
- f. One member suggested using flatter roof; this would make the residence look less formal.
- g. A more rural, informal character would help.
- h. No concerns regarding the basement.
- i. Applicant should provide a site section, with street and adjoining houses. This would help place the project in context with the surrounding residences.

8. 06BAR-00000-00152 Comstock Second Story Residence Addition Hope Ranch

06CDP-00000-00073 (Amy Trester, Planner)

Jurisdiction: Ridgeline - Urban

Request of David Delorie, agent for the owner, Steve Comstock, to consider Case No. 06BAR-00000-00152 for **conceptual review/preliminary/final approval of second story residence addition of approximately 630 square feet and trellis of approximately 126 square feet, garden walls and entry gate.** The following structures currently exist on the parcel: a residence of approximately 2,741 square feet and garage of approximately 555 square feet. The proposed project will not require grading. The property is a 1.7 acre parcel zoned R-1 and shown as Assessor's Parcel Number 063-191-007, located at **1424 Cantera Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/11/06)

ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to grant final approval of 06BAR-00000-00152.

COMMENTS:

- Color/material board looks good.

Motion: Final approval.

9. 06BAR-00000-00086 Greene and Sterndahl Demolition/New Residence Hope Ranch

06LUP-00000-000401 (Selena Buoni, Planner)

Jurisdiction: Ridgeline – Urban

Request of Bruce Shindelus, architect for the owners, Nicole Greene and Denny Sterndahl, to consider Case No. 06BAR-00000-00086 for **further conceptual review/preliminary approval of a new residence with attached garage of approximately 6,430 square feet and gym of approximately 356 square feet.** The following structures currently exist on the parcel: a residence with attached two car garage of approximately 2,004 square feet to be demolished. The proposed project will require approximately 630 cubic yards of cut and approximately 1,670 cubic yards of fill. The property is a 3.12 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-053-009, located at **4636 Via Huerto** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/19/06 & 8/11/06)

ACTION: J. Roberts moved, seconded by Dole and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to grant preliminary approval of 06BAR-00000-00086. Applicant to return for final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Use a more earth-tone color; like the color of butterscotch.
- b. Stone looks good.
- c. Proposed wrought iron railing is too plain; add detailing.

Motion: Preliminary approval with changes to color and railing.

**10. 06BAR-00000-00022 Perez 2nd Floor Addition to Commercial Structure Santa Barbara
06LUP-00000-00287 (Dan Gullett, Planner) Jurisdiction: Commercial**

Request of Laura Fernandez, agent for the owner, Mrs. Francisco Perez, to consider Case No. 06BAR-00000-00022 **for further conceptual review of a single story addition of approximately 815 square feet to an existing commercial building.** The following structures currently exist on the parcel: a commercial building of approximately 1,848 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-2 and shown as Assessor's Parcel Number 061-110-028, located at **4123 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/10/06 & 6/23/06)

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Proposed addition appears too plain compared to the existing structure.
- b. Opportunity exists to work with the existing vernacular.
- c. Like the colors of the existing structure; addition should use more vibrant colors.
- d. Make the windows more interesting.
- e. Return for preliminary/final

**11. 06BAR-00000-00158 Swanson Retaining Wall Santa Barbara
06EMP-00000-00003 (Dan Gullett, Planner) Jurisdiction: Ridgeline - Rural**

Request of David Swanson, owner, to consider Case No. 06BAR-00000-00158 **for conceptual review/preliminary/final approval of tieback and grade beam retaining wall of approximately 25 feet in height and 100 square feet in length.** The following structures currently exist on the parcel: a residence of approximately 1,808 square feet, studio of approximately 256 square feet and garage of approximately 306 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 3.18 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-018, located at **5597 W. Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

ACTION: J. Roberts moved, seconded by Ferguson-Ettinger and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to grant preliminary approval of 06BAR-00000-00158. Applicant to return for final approval on consent with landscape plan. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Add landscaping on downhill side to screen the wall as seen from the road.
- b. Also add boulders to soften appearance.
- c. Return for final on consent with a landscape plan showing how the wall will be screened from the road.

Toro Canyon/Summerland/Carpinteria Areas

12. **05BAR-00000-00123 Alger Residence Addition/Remodel** **Toro Canyon**
05LUP-00000-01138 (Errin Briggs, Planner) **Jurisdiction: Toro**
Request of Robert Senn, architect for the owner, Glenn Alger to consider Case No. 05BAR-00000-00123 for **preliminary approval of a complete residential remodel, addition of approximately 3,145 square feet, conversion of approximately 753 square feet of workshop to habitable space, conversion of 1,636 square foot workshop to garage, new cabana of approximately 775 square feet with recreation room of approximately 797 square feet above, new tennis court, new croquet court, new pool, covered porches of approximately 3,063 square feet, and associated on-site improvements.** The following structures currently exist on the parcel: a residence of approximately 5,499 square feet, a garage of approximately 2,340 square feet and a detached residential second unit of approximately 1,200 square feet with an attached garage of approximately 636 of garage and storage space. Future grading will be landscaping, access, cabana and tennis court purposes and is approximately 2,000 cubic yards. The property is a 10.53 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-110-019, located at **3030 Vista Linda Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 6/10/05 & 10/14/05 and Site Visit 11/04/05, 11/18/05 & 3/10/06)
- ACTION: Ferguson-Ettinger moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Donaldson, Froscher and C. Roberts absent) to grant preliminary approval of 05BAR-00000-00123. Applicant to return for final approval on consent.**
- COMMENTS:**
- **Project looks good.**
 - **Return for final on consent.**
13. **06BAR-00000-00213** **Toro Canyon**
Charbonnet Family Trust Residence Remodel/Addition **Jurisdiction: Ridgeline - Urban**
06LUP-00000-00801 (Amy Trester, Planner)
Request of Hugh Twibell, architect for the owner, Charbonnet Family Trust, to consider Case No. 06BAR-00000-00213 for **conceptual review of remodel and addition of approximately 614 square feet to an existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,306 square feet, two car garage of approximately 560 square feet and shed of approximately 100 square feet. The proposed project will not require grading. The property is a 43,509 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-009, located at **760 Ladera Lane** in the Toro Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- **Project looks good.**
 - **Return for preliminary/final on consent.**
14. **06BAR-00000-00222 Reiter New Driveway and Landscape Plan** **Summerland**
06CDP-00000-00071 (Holly Bradbury, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Sydney Baumgartner, architect for the owners, Garland and Brenda Reiter, to consider Case No. 03BAR-00000-00222 for **conceptual review of a relocation of a driveway and landscaping of approximately 39,900 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,800 square feet, pool house of approximately 800 square feet, swimming pool and guest house. The proposed project will require approximately 1,030 cubic yards of cut and fill. The property is a 2.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-070-017, -012, -013, located at **275 Ortega Ridge Road** in the Summerland area, First Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Looks good.**
- **Return for preliminary/final on consent.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 4 to 0 (Robin Donaldson, Valerie Froscher and Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 27, 2006 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:45 P.M.