



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of October 9, 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, Jeremy Roberts, at 9:00 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		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

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

**REPORTERS:** None in attendance

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

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** All Items presented.

**III. MINUTES:** Gray moved, seconded by Yardy and carried by a b vote of 3 to 1 (Rivera and Willson absent, Morris abstains) to approve the Minutes of September 25, 2009.

**IV. CONSENT AGENDA:** None.

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- Jeremy Roberts was contacted twice by Katie O'Reilly Rogers twice since the last meeting presumably about the Preserve at San Marcos new Meadows gateway planting project. While he has yet to return calls, he wanted SBAR members to be aware of calls that may come into them and potential infractions of the Brown Act.
- SBAR invites Glenn Russell to introduce himself to their Board.

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 09BAR-00000-00153**

**Gowdy New Garage and Remodel Garage Conversion**

**Santa Barbara**

09LUP-00000-00384 (Kimberley McCarthy, Planner)

**Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Steve Gowdy, to consider Case No. 09BAR-00000-00153 for **conceptual review/preliminary/final approval of a new garage of approximately 530 square feet and remodel and existing attached garage conversion of approximately 451 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,964 square feet and attached garage of approximately 451. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-010-004, located at **1165 La Vista Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- a. **Architecture is competent and fits in with the existing structure.**
- b. **Consider connecting roofs of proposed new detached garage and existing home to avoid condition of remnant sliver of open space between.**
- c. **Need to provide appropriate landscape plantings around proposed new and converted garage. Consider vine pockets between and adjacent to garage doors and foundation plantings elsewhere to soften. Plumbago appears to be thriving on the site and would be a good candidate for additional use.**
- d. **Project received preliminary approval.**
- e. **Consider softening the hard edge of the existing lawn area to help it blend into its setting.**
- a. **Return to full Board for final review with landscape planting plan.**

**ACTION:** Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera and Willson absent) to grant preliminary approval of 09BAR-00000-00153. Applicant to return for final approval at the meeting of October 23, 2009.

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

**2. 09BAR-00000-00154**

**Wheelock Residence Addition and Parking Modification**

**Hope Ranch**

09LUP-00000-00387/09MOD-00000-00007(J. Ritterbeck, Planner)

**Jurisdiction: Mod**

Request of Dawn Sherry, architect for the owners, Patrick and Lini Wheelock, to consider Case No. 09BAR-00000-00154 for **conceptual review and preliminary approval of a residential addition of approximately 414 square feet and additional new parking space in the required side setback (which requires a modification).** The following structures currently exist on the parcel: a residence of approximately 3,157 square feet and garage of approximately 490 square feet. The proposed project will require less than 50 cubic yards of grading. The property is a 35,387 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-007 located at **3963 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District.

**COMMENTS:**

- a. **Addition is integral to the house, very contextual.**
- b. **Some concern about the proposed stone pattern as it differs dramatically from the stone pattern of the existing chimney. Consider plastering chimney to clean up aesthetic of house if that stone pattern is not preferred.**
- c. **Project received preliminary approval with the modification finding that the request is minor in nature and would result in a better design by virtue of lesser aesthetic impacts associated with otherwise grading an access to the rear of the lot and developing a parking pad on the sloping rear yard.**

**ACTION:** Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera and Willson absent) to grant preliminary approval of 09BAR-00000-00154. Applicant to return for final approval.

**3. 09BAR-00000-00016 Lertchareonyong Residence Addition Mission Canyon**  
**09LUP-00000-00031 (J. Ritterbeck, Planner) Jurisdiction: Mission**

Request of Sakdinun Byrd Chamnarnmoh, agent for the owner, Pawapun Lertchareonyong, to consider Case No. 09BAR-00000-00016 for **further conceptual review/preliminary approval of residence addition of approximately 1,075 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,525 square feet and storage shed of approximately 120 square feet. The proposed project will not require grading. The property is a 23,523 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-012, located at **2757 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/09)

**COMMENTS:**

- a. Applicant is directed to receive review by the Mission Canyon ARB prior to returning to the SBAR.
- b. Difficult to read existing vs., proposed on the elevations. Improve graphics. In general, drawings need to reflect what is existing and what is proposed.
- c. Return with all four elevations of the garage.
- d. SBAR has no problem with the addition in the rear of the structure.
- e. Proposed paving on the site is excessive.
  - o Pedestrian path along west elevation must be narrowed and minimized to reflect its use as a pedestrian path.
  - o Remove asphalt where it comes into direct contact with the house; now that garage will be converted to living area, asphalt is unnecessary. Replace asphalt area with new foundation plantings to soften views in from Hwy. 192.
  - o Entirety of parking area could be constructed out of permeable pavers instead of installing rectangles of permeable paving in a surround of asphalt.
- f. Return for further conceptual/preliminary review with landscape planting and hardscape plan for west and north sides of house.

Project was continued for further conceptual, no action was taken. Applicant to return for further conceptual/preliminary approval with comments.

**Toro Canyon/Summerland/Carpinteria Areas**

**4. 09BAR-00000-00152 Cate School Parking Lot Lighting Plan Carpinteria**  
**08CDP-00000-00049 (Errin Briggs, Planner) Jurisdiction: Permit Condition**  
**08MPC-00000-00064**

Request of Lane Goodkind, architect and Stephanie Diaz, agent for the owner, Cate School, to consider Case No. 09BAR-00000-00152 for **revised final approval of lighting plan for an approved parking lot involving small lights attached to trees.** The following structures currently exist on the parcel: school related structures and faculty housing. The proposed project will not require grading. The property is a 120acre parcel zoned AG-I and shown as Assessor's Parcel Number 001-040-008, located at **1960 Cate Mesa Road** in the Carpinteria area, First Supervisorial District.

**COMMENTS:**

- a. Design is excellent.
- b. SBAR recognizes the future need to adjust the locations of lighting in the trees as the trees grow.
- c. May wish to investigate a higher quality light fixture for reasons of longevity.
- d. Project received revised final approval.

**ACTION: Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera and Willson absent) to grant revised final approval of 09BAR-00000-00152.**

**5. 09BAR-00000-00138 Knee New Residence/Garage 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 conceptual review 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)

**COMMENTS:**

- a. **SBAR appreciates that the architect took their comments into consideration and revised the design to successfully address concerns.**
- b. **Successful solution. There is now enough difference in style between the two Knee homers to look like separate but related structures.**
- c. **SBAR prefers solution that uses board and batt aesthetic.**
- d. **Reconsider use of vines along the east property line in favor of small vertical shrubs.**
- e. **Return for preliminary/final before the full Board after approval by the ZA.**

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

*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 4 to 0 (Will Rivera and Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 23, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 11:00 P.M.