



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 23, 2009**

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 Chair, Will Rivera, at 9:16 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	
Jeff Yardy	
Steve Willson	
David Villalobos	SBAR Secretary
Errin Briggs	Planner III

COMMITTEE MEMBERS ABSENT: Glen Morris.

REPORTERS: Matt Bloise

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** No changes were made to the agenda.
- III. MINUTES:** Roberts moved, seconded by Yardy and carried by a vote of 4 to 0 (Willson and Morris absent) to approve the Minutes of October 9, 2009.
- IV. CONSENT AGENDA:** None.
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- VI. STAFF UPDATE:** Dianne Black proposed several options for the 2010 SBAR public hearing schedule. The SBAR expressed a preference for meeting twice a month rather than once every three weeks.
- VII. STANDARD AGENDA:**

Isla Vista/Goleta

- 1. 09BAR-00000-00161
Patterson Plus, LLC Wireless Telecommunications Facility** **Santa Barbara**
09CUP-00000-00044 (Megan Lowery, Planner) **Jurisdiction: Goleta**
Request of Scott Dunaway, Suresite Consulting, agent for the owner, Patterson Plus LLC, Trudi Carey, to consider Case No. 09BAR-00000-00161 for **conceptual review of a wireless telecommunications facility of approximately 136 square feet atop a self-storage facility.** The following structures currently exist on the parcel: a storage facility and apartment. The proposed

project will not require grading. The property is 1.58 and .87 acre parcels zoned C-1 and shown as Assessor's Parcel Numbers 069-160-066 and 069-160-067, located at **5325 Calle Real** in the Santa Barbara area, Second Supervisorial District.

Attendees: Scott Dunaway, Trudi Carey

SBAR Comments:

- **Project allows for future expansion and is a good solution**
- **Bring examples of materials to next hearing (fiberglass and metal)**
- **SBAR supports exception to height limit if necessary**

Project received conceptual review only, no action was taken. Applicant may return for preliminary/final full-board. Morris absent.

2. **09BAR-00000-00165** **Saleh Garage Conversion** **Santa Barbara**
09LUP-00000-00431 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**
Request of Gregory Jenkins, architect for the owners, Andrew and Shannon Saleh, to consider Case No. 09BAR-00000-00165 for **conceptual review/preliminary/final approval of a garage conversion of approximately 438 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,386 square feet and attached garage of approximately 438 square feet. The proposed project will not require grading. The property is a 7,300 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-141-009, located at **5067 Del Monaco Drive** in the Santa Barbara area, Second Supervisorial District.

Attendees: Greg Jenkins

SBAR Comments:

- **Identify plant materials along new elevation (west)**

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris absent) to grant preliminary and final approval of 09BAR-00000-00165.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **09BAR-00000-00160** **Scharin/Mays Residence Addition** **Hope Ranch**
09LUP-00000-00417 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Lee Geisler, agent for the owners, Johan Scharin and Pamela Mays, to consider Case No. 09BAR-00000-00160 for **conceptual review of a residence addition of approximately 1,352 square feet.** The following structure currently exists on the parcel: a two story residence of approximately 2,690 square feet. The proposed project will not require grading. The property is a 1.97 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-038, located at **4161 Veija Drive** in the Hope Ranch area, Second Supervisorial District.

Attendees: Lee Geisler

SBAR Comments:

- **Walls to remain should be solid on plan sheet, not dashed**
- **Simplifying design will enhance project. Elevations are very busy with lots of windows**
- **Consider eliminating windows, consolidating different window types or simplifying trims**
- **Consider reducing the 5 quadrafoils over master bedroom**
- **Add landscaping to soften driveway-consider vine pockets along base of retaining wall and/or at base of columns at garage**
- **Use grasscrete on upper driveway remnant or remove completely**
- **Add planter box along southern edge of driveway**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. Morris absent.

4. **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 **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. (Continued from 10/09/09)

Attendees: Eric Swenumson

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris absent) to grant final approval of 09BAR-00000-00153.

Toro Canyon/Summerland/Carpinteria Areas

5. **09BAR-00000-00157**
Cameron Trust New Residence and Accessory Structure **Area Here**

09CDH-00000-00033 (Errin Briggs, Planner) **Jurisdiction: Summerland**

Request of Steve Welton, Suzanne Elledge Planning and Permitting Service, agent, and Valerie Froscher, architect for the owner, Cameron Trust, to consider Case No. 09BAR-00000-00157 for **conceptual review of a new residence of approximately 2,283 square feet with attached garage of approximately 521 square feet and an accessory structure of approximately 1,157 square feet.** The following structure currently exists on the parcel: a shed of approximately 80 square feet. The proposed project will require approximately 750 cubic yards of cut and approximately 650 cubic yards of fill. The property is a 4.2 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-016, located at **2937 Padaro Lane** in the Summerland area, First Supervisorial District.

Attendees: Valerie Froscher & Steve Welton

Public Speaker: Jeff O'Neill

- **Requested that project attend Summerland BAR review**

SBAR Comments:

- **Modest approach and sensitivity to site appreciated by SBAR**
- **Play on East Asian theme---get house to "float" on knoll-top**
- **Materials will be important, keep moving forward**
- **Provide materials including roof at preliminary**

Project received conceptual review only, no action was taken. Applicant may return for preliminary. Roberts and Morris absent.

6. **09BAR-00000-00094** **Caltrans Highway 101 HOV Lanes** **Carpinteria**

09DVP-0000000014 (June Pujo, Planner) **Jurisdiction: DVP**

Request of Carlos Montez and Nicholas Cormier, agents for State of California Department of Transportation (Caltrans), to consider Case No. 09BAR-00000-00094 for **further conceptual review of a project involving the addition of HOV lanes in each direction of US 101 of**

approximately 2.123 acres (or 92,456 square feet) within Caltrans right-of-way. No structures currently exist on the parcel. The proposed project will require approximately 7,362 cubic yards of cut and fill. The property is a six mile stretch of highway located with Caltrans ROW; 2.123 acres (92,456 square feet) located at **within Santa Barbara County, zoned Transportation Corridor and located** at US 101 in the Carpinteria area, First Supervisorial District. (Continued from 6/19/08 & 7/10/09)

Attendees: Carlos Montez and Nicholas Cormier

SBAR Comments:

- **Continue to pursue texture for barrier. Sandstone color change is an improvement**
- **Seed Giant Wild Rye only directly adjacent to barrier, then layer with seed mix along remainder of shoulder closer to traffic**
- **Find replacement for *Fremontodenron* or anticipate 10-year life span**

Project received conceptual review only, no action was taken. Applicant may return for preliminary. Roberts and Morris absent.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Jeff Yardy, and carried by a vote of 4 to 0 (Jeremy Roberts and Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 6, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:30 A.M.