



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of November 5, 2010**

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 9:00 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
Steve Willson
Jeff Yardy
Lane Goodkind
Anita Hodosy-McFaul
Anne Almy Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Will Rivera

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Goodkind moved, seconded by Morris and carried by a vote of 4 to 0 (Rivera, Yardy and Willson absent) to:

- **Continue Item # 5 and Item #13 10BAR-00000-00057 Skyway Homes, LLC New Residence Site Visit and Review to the meeting of November 19, 2010 at the request of the applicant.**

III. MINUTES: Morris moved, seconded by Goodkind and carried by a vote of 5 to 0 (Rivera and Yardy absent) to approve the Minutes of October 15, 2010.

IV. CONSENT AGENDA: None.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

The Representatives of the following items should be in attendance at this SBAR Meeting by 9:30 A. M.

Isla Vista/Goleta

- 1. 10BAR-00000-00153 Norris Garage Conversion Santa Barbara**
10LUP-00000-00411 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Jeffrey Stoutenborough, architect for the owner, Robert Norris, to consider Case No. 10BAR-00000-00153 for **conceptual review/preliminary/final approval of a garage conversion to living space of approximately 382 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,850 square feet, three car garage of approximately 645 square feet and two car garage of approximately 382 square feet. The proposed project will not require grading. The property is a 28,056 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-192-007, located at **4424 Nueces Drive** in the Santa Barbara area, Second Supervisorial District.
ACTION: Morris moved, seconded by Willson and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval of 10BAR-00000-00153.
- 2. 08BAR-00000-00165**
Evered New Parking Area and As-Built Residence Addition Isla Vista
08CDH-00000-00023(J. Ritterbeck, Planner) **Jurisdiction: Modification**
08MOD-00000-00013
Request of Dawn Sherry, architect for the owner, Judith Evered, to consider Case No. 08BAR-00000-00165 for **conceptual review/preliminary approval of new permeable parking area of approximately 858 square feet and an as-built bedroom addition of approximately 144 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,318 square feet and accessory structure of approximately 201 square feet. The proposed project will require approximately 15.8 cubic yards of cut and no fill. The property is a 4,920 square foot parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-201-028, located at **6648 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08 & 7/02/10)
No action was taken, no representative present.
- 3. 07BAR-00000-00200 Skidmore Single Family Dwelling Santa Barbara**
07ZCI-00000-00043 (Errin Briggs, Planner) Jurisdiction: Goleta
Request of Bob Easton, architect for the owners, Dottie and Jack Skidmore, to consider Case No. 07BAR-00000-00200 for **final approval of a new residence of approximately 4,544 square feet with an attached garage of approximately 451 square feet.** No structures currently exist on the property. The proposed project will require approximately 267 cubic yards of cut and approximately 427 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-026, located at **1230 San Antonio Creek Road** in the Goleta area, Second Supervisorial District. (Continued from 9/7/07, 11/30/07, 4/24/09, 5/08/09, 6/05/09 & 8/14/09)
ACTION: Morris moved, seconded by Willson and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval of 07BAR-00000-00100.

**4. 10BAR-00000-00156 Kleiman Residential Exterior Alterations Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta****

Request of Al Winsor, agent for the owner, Steve Kleiman, to consider Case No. 10BAR-00000-00156 for **conceptual review of demolition of existing deck of approximately 48 square feet and replacing it with a new deck of approximately 72 square feet, exterior window and door replacement, new 6 foot landscape wall with pedestrian and auto gates, resurfacing of existing driveway of approximately 915 square feet and new walkways of approximately 650 square feet.** The following structures currently exist on the parcel: a residence with second story of approximately 2,944 square feet and attached garage of approximately 515 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 065-310-022, located at **5281 Austin Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Acceptable project.**
- b. **Columns at gate on east elevation need to be strengthened and enlarged. Consider including a cap.**

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

Site Visit

**5. 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 a **site visit 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, 10/01/10 & 10/15/10)

ACTION: Goodkind moved, seconded by Morris and carried by a vote of 4 to 0 (Rivera, Willson and Yardy absent) to continue 10BAR-00000-00057 for a site visit scheduled at the November 19, 2010 meeting.

Site Visit

**6. 10BAR-00000-00096 Tchaghlassian Commercial Addition Santa Barbara
10LUP-00000-00221 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial****

Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for a **site visit review of a commercial addition of approximately 1,755 square feet (gross).** The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10 & 9/03/10)

Project was a site visit only, no action was taken. Review later in the day.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. 10BAR-00000-00096 Tchaghlastian Commercial Addition Santa Barbara
10LUP-00000-00221 (Kimberley McCarthy, Planner) Jurisdiction: Commercial

Request of Bedros Darkjian, agent for the owner, Ara Tchaghlastian, to consider Case No. 10BAR-00000-00096 for **further conceptual review of a commercial addition of approximately 1,755 square feet (gross)**. The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10 & 9/03/10)

COMMENTS:

- a. **Project is a great improvement over what currently exists; appreciate architect's responsiveness to SBAR comments.**
- b. **Tower will be very prominent and appears unconnected to the remainder of the building. Tower is out of proportion with the bays. Need to lower volume and relate it to the existing bays. Need to achieve a balance between the two parts of the building and their heights. Consider lowering tower to the height of new rear (tire storage) area of the building.**
- c. **Extension of sidewalk across the site is highly desirable; planner to investigate permitting mechanics.**
- d. **Planner to confirm whether signage is included in this project. If so, applicant to provide information.**

Project was a further conceptual review only, no action was taken. Applicant to return for preliminary/final approval with signage information.

8. 10BAR-00000-00161 Frost Agricultural Barn Santa Barbara
08LUP-00000-00714 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline

Request of Kevin Frost, owner, to consider Case No. 10BAR-00000-00161 for **conceptual review of an agricultural barn of approximately 2,100 square feet**. The following structures currently exist on the parcel: a barn of approximately 900 square feet. The proposed project will require approximately 200 cubic yards of cut and fill. The property is a 10 acre parcel zoned MTN.GOL 100 and shown as Assessor's Parcel Number 153-300-013, located at **2013 N. San Marcos Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speakers: Theresa Seiler, Tony Upton

SBAR Comments:

- **SBAR appreciates applicant's successful neighbor outreach.**
- **Given distance from public views, project is a landscape and screening issue not an architectural or grading issue.**
- **Suggest using dense planting to screen barn and retaining walls rather than going to the expense of cladding retaining walls in stone. Consider using Allen block for retaining walls.**
- **Return with further development of landscape plan.**
- **Show lighting.**

Project was a conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the December 3, 2010 meeting.

- 9. 10BAR-00000-00151 Jesusita Fire Cannell New Residence Mission Canyon**
09JES-00000-00056 (Kimberley McCarthy, Planner) Jurisdiction: Mission Canyon
Request of Ketzell and Goodman, architect for the owners, David and Louise Cannell, to consider Case No. 10BAR-00000-00151 for **conceptual review of a new two story residence to replace a residence lost in Jesusita Fire of approximately 3,889 square feet.** No structures currently exist on the parcel due to fire destruction. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-320-017, located at **2820 Holly Road** in the Mission Canyon area, First Supervisorial District.
- COMMENTS:**
- No issue with architecture; ok in respect to design review to proceed to plan check.**
 - Tile proposed for roof is lovely; applicant advised to obtain extra roof tiles, otherwise will be unlikely to be able to match colors in the future.**
 - Light exterior body color will turn very white in the sun; go darker. Return with options.**
 - Blue window trim is acceptable.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the December 3, 2010 meeting.**
- 10. 10BAR-00000-00158 Bluth Residence Addition and Pool Cabana Santa Barbara**
10LUP-00000-00421 (Brian Banks, Planner) Jurisdiction: Mission Canyon
Request of Akiko Wade Davis, architect for the owner, Carrie Bluth, to consider Case No. 10BAR-00000-00158 for **conceptual review of a residence addition of approximately 645 square feet and pool cabana of approximately 288 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,565 square feet, attached garage of approximately 316 square feet, shed of approximately 60 square feet and playhouse of approximately 50 square feet. The proposed project will require approximately 15 cubic yards of cut and fill. The property is a 22,500 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-223-005, located at **2825 Glendessary Lane** in the Mission Canyon area, First Supervisorial District.
- COMMENTS:**
Public speaker: Debbie Shaw Booth
- Architecture looks good; very contextual.**
 - Applicant advised to continue to work with neighbor re., location of pool.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the December 3, 2010 meeting.**
- 11. 10BAR-00000-00119 Jesusita Graf Rebuild Two Story Residence Mission Canyon**
10LUP-00000-00308 (Brian Banks, Planner) Jurisdiction: Mission Canyon
Request of Thomas C. McMahan, agent for the owner, Klaus Graf, to consider Case No. 10BAR-00000-00119 for **preliminary/final approval of a new two story residence of approximately 2,162 square feet and attached garage of approximately 462 square feet.** The following structure existed on the parcel: original residence of approximately 900 square feet (destroyed by Jesuita Fire.) The proposed project will require approximately 140 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .26 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-112-015, located at **2626 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 8/20/10, 9/17/10 & 10/15/10)
- COMMENTS:**
Public speaker: Linda Kaplan
- Project received preliminary approval with the following comment: use noninvasive native plant materials; eliminate Mexican feather grass from project.**
 - Return for final on consent with colors, materials, lighting specs etc.**
- ACTION: Willson moved, seconded by Morris and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary approval of 10BAR-00000-00119. Applicant to return for final approval on consent at the November 19, 2010 meeting.**

Toro Canyon/Summerland/Carpinteria Areas

- 12. 10BAR-00000-00154 Copus Accessory Structure Summerland**
10LUP-00000-00408 (Brian Banks, Planner) Jurisdiction: Summerland
- Request of Jennifer Foster, agent for the owner, Dwayne Copus, to consider Case No. 10BAR-00000-00154 for **conceptual review of a new storage structure of approximately 1,296 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,760 square feet with attached garage of approximately 800 square feet, barn of approximately 2,592 square feet with attached guest house of approximately 788 square feet, detached garage/storage of approximately 800 square feet and stable of approximately 432 square feet. The proposed project will not require grading. The property is a 2.36 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-020-030, located at **339 Ortega Ridge** in the Summerland area, First Supervisorial District.
- COMMENTS:**
- a. **Applicant to erect story poles showing top ridge only. SBAR members will make individual site visits.**
 - b. **Some concern over reflectivity of roof.**
 - c. **Colors need to relate to other structures on the site. Return with elevation of barn.**
 - d. **Return for preliminary with colors and roofing material.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary approval with a site visit at the November 19, 2010 meeting.**
- 13. 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/preliminary approval 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, 10/01/10 & 10/15/10)
- ACTION: Goodkind moved, seconded by Morris and carried by a vote of 4 to 0 (Rivera, Willson and Yardy absent) to continue 10BAR-0000-00057 to the meeting of November 19, 2010 at the request of the applicant.**
- 14. 10BAR-00000-00147 Rothbard Revised Landscape Carpinteria/Toro Canyon**
07CDP-00000-00039 (Errin Briggs, Planner) Jurisdiction: Toro Canyon
- Request of Christopher Price, agent for the owner, Michael Rothbard, to consider Case No. 10BAR-00000-00147 for **revised final approval of the landscape plan** included with a previously approved single-family residence. A zoning violation (10ZEV-00000-00201) has been established for the property because the existing landscaping is not in conformance with the approved plan including the installation of numerous mature olive trees which impede public views across the property. The previously approved project included demolition of an existing 3,500 square foot residence and the construction of a new residence of approximately 8,800 square feet, a detached garage of approximately 400 square feet and seconded detached garage of approximately 850 square feet, guesthouse of approximately 742 square feet and pool cabana of approximately 800 square feet with a second story gym addition of approximately 504 square feet. The following structures currently exist on the parcel: a residence of approximately 8,800 square feet, a second residence of approximately 2,500 square feet, a garage/barn of approximately 1,000 square feet and several horse barns. The property is a 22 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-270-006, located at **3215 Foothill Road** in the Toro Canyon/Carpinteria area, First/Supervisorial District.
- COMMENTS:**
- a. **As built landscaping is inconsistent with previous approval and blatant disregard of SBAR direction.**

- b. Installed mature olives and peppers eliminate public views across the site to the ocean and are unacceptable.
- c. Uplighting of trees is unacceptable.
- d. Previously approved plans should be adhered to; if applicant continues to desire a different landscape design, return for further revised final. However, new design must protect public views across the site

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera, Morris and Goodkind absent) to continue 10BAR-00000-00147. Applicant to return for further revised final approval at the November 19, 2010 meeting.

15. 09BAR-00000-00183 Biddlecomb/Garrett Guesthouse/Wall Toro Canyon
10CUP-00000-00037 (J. Ritterbeck, Planner) **Jurisdiction: Toro**

Request of Christopher Price, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **further conceptual review of an as-built guesthouse of approximately 650 square feet and retaining wall and for an as-built site wall and entry gate over 6 feet in height and located within the front setback.** The following structures currently exist on the parcel: residence of approximately 2,956 feet and a detached garage of approximately 1,034 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at **3333 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/04/09)

No action was taken, no representative present.

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 (Will Rivera, Glen Morris and Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 19, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:00 P.M.