



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 6, 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, Will Rivera, at 9:10 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
Glenn Morris	
Martha Gray	
Jeff Yardy	
Steve Willson	
David Villalobos	SBAR Secretary
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** None.

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** No changes were made to the agenda.

**III. MINUTES:** Gray moved, seconded by Roberts and carried by a vote of 5 to 0 to 1 (Morris abstained) to approve the Minutes of October 23, 2009, as revised.

**IV. CONSENT AGENDA:**

**C-1. 09BAR-00000-00112 Jesusita Fire Teti Residence and Pool** **Misson Canyon**  
09LUP-00000-00313 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline -Urban**  
Request of Bob Easton, architect for the owners, Nick and Barbara Teti, to consider Case No. 09BAR-00000-00112 for **final approval on consent of rebuild residence with a garage of approximately 6,500 square feet, construction of a new pool and replacement of the existing damage pool.** The original single family dwelling and attached garage were destroyed in the Jesusita Fire. The proposed project will require no cut and approximately 45 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-320-019, located at **2809 Holly Road** in the Mission Canyon area, First Supervisorial District.  
(Continued from 7/24/09 & 8/28/09)

**ACTION:** Roberts moved, seconded by Gray and carried by a vote of 6 to 0 to grant final approval on consent of 09BAR-00000-00112.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

VI. **STAFF UPDATE : None.**

VII. **STANDARD AGENDA:**

### **Isla Vista/Goleta**

<b>1.</b>	<b>09BAR-00000-000172</b>	<b>Estero Park Improvements</b>	<b>Isla Vista</b>
	09DVP-00000-00031 (Errin Briggs, Planner)		<b>Jurisdiction: Goleta</b>

Request of Jeff Ferber, RRM Design Group, agent for the owner, Isla Vista Recreation and Parks District, to consider Case No. 09BAR-00000-00172 for **conceptual review of park improvements including relocated basketball courts, a reconfigured soccer field, relocated parking spaces and landscape, hardscape and lighting improvements.** The following structures currently exist on the parcel: 1 maintenance shed of approximately 100 square feet. The proposed project will require approximately 126 cubic yards of cut and approximately 2,012 cubic yards of fill. The property consists of 5.59 total acres zoned REC and PI, shown as Assessor's Parcel Numbers 075-010-013, -014, 075-091-020, -041, -042, located at **6706 Estero Road** in the Isla Vista area, Third Supervisorial District.

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

**Public Comment:**

1. Jeff Lindgren
2. Pegeen Souter

**SBAR Comments:**

- **Big improvement to the area; well thought out project.**
- **Consider installing additional bike racks at the basketball (hard) court area.**
- **Consider installing a year round recycling dumpster and or green waste container at the area proposed for the temporary roll off bin.**
- **Consider adding dog pick up stations at both ends of the park.**
- **Consider planting trees that would reflect the character of the existing oak grove and consider adding more trees along the bike path.**
- **SBAR agrees that the project should err on the side of safety when it comes to lighting the bike path but encourages consideration of exchanging some of the light standards for lights mounted in the tree canopies.**
- **Consider adding color to the pike path and hard court paving materials.**

<b>2.</b>	<b>09BAR-00000-00166</b>	<b>Carter Residence Addition/Remodel</b>	<b>Santa Barbara</b>
	09LUP-00000-00442 (Brian Banks, Planner)		<b>Jurisdiction: Goleta</b>

Request of Susan Sherwin, agent for the owners, Glenn and Illean Carter, to consider Case No. 09BAR-00000-00166 for **conceptual review of a first and second story addition/remodel of approximately 650 square feet.** The following structures currently exist on the parcel: a residence and attached garage of approximately 2,436 square feet. The proposed project will not require grading. The property is a .48 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-313-003 located at **4717 Sierra Madre Road** in the Santa Barbara area, Second Supervisorial District.

**Project received conceptual review only, no action was taken.**

**SBAR Comments:**

- **Nice, modest addition.**
- **Project is subject to hillside/ridgeline requirements.**
- **Budget is a valid concern but SBAR encourages the applicant to use a two piece roof tile and encourages use of textured, mottled colors rather than a uniform color.**
- **Consider skirting the deck both for fire safety and to improve aesthetics.**
- **Consider adding a trellis over the deck on the south to soften the two story elevation.**
- **Restudy the stair tower element.**
- **Return for preliminary review with a landscape plan.**

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

3. **09BAR-00000-00170**      **Richards Residence Remodel**      **Hope Ranch**  
09LUP-00000-000450 (Lisa Martin, Planner)      **Jurisdiction: Ridgeline - Urban**

Request of William Wolf, Pacific Arc Inc. Architects, architect for the owners, Edmund and Ann Richards, to consider Case No. 09BAR-00000-00170 for **conceptual review of additions of approximately 738 square feet to the existing single family dwelling and interior and exterior alterations, demolition of existing stable and construction of guesthouse of approximately 309 square feet, addition of basement media room of approximately 447 square feet, new 1-car garage of approximately 236 square feet, new trellis patio cover of approximately 250 square feet, new entry gates, driveway alterations, and grading of approximately 165 cubic yards.** The following structures currently exist on the parcel: a two story residence of approximately 3,296 square feet and stable of 298 square feet. The property is a 1.63 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-032-018, located at **915 Via Rosita** in the Hope Ranch area, Second Supervisorial District.

**Project received conceptual review only, no action was taken.**

#### **SBAR Comments:**

- **Very nice project; well thought out and sensitive; design is developed in the absolute right direction.**
- **Need Hope Ranch input on guest house and on the entire project prior to SBAR final approval.**
- **Return for preliminary/final review with a landscape plan.**

4. **09BAR-00000-00104**      **Tea Fire Bakewell Residence and Garage**      **Santa Barbara**  
08TEA-00000-00064 (Noel Langle, Case Manager)      **Jurisdiction: Ridgeline –Rural**

Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **further conceptual review of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/24/09)

**Project received further conceptual review only, no action was taken.**

#### **SBAR Comments:**

- **SBAR cannot support the design, massing, height or style of the proposed project; the proposed loss of a couple hundred square feet is not enough to resolve the project; ten foot plate heights are too much ; too much glazing on south side would be overly reflective in the sun and glowing with light at night.**
- **Project site is a prominent point in the foothills and the project will be very visible. Project remains way too big for the site, pushing out in all directions. OK with previous height and volume of original home but this is not a rebuild, like for like, and the design is not progressing through keying off of previous plinth design, floor plan and massing. Basically the project contemplates building a flat lot house on a very steeply sloping lot.**
- **This project should be viewed as an opportunity for an improvement and a precedent for other projects. Project needs to fit the site and step down the hillside and read as a hillside house. Current design is not contextual to Santa Barbara hillside architecture.**
- **Screening opportunities will be limited by the Fire Department and by the hillslopes; check into Fire limitations to ascertain what landscaping will be allowed.**
- **Return for further conceptual review.**

*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 6 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, November 20, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 11:05 A.M.