



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of November 20, 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 9:12 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	
Glen Morris	
Jeff Yardy	
David Villalobos	Board Assistant Supervising
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Steve Willson

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15

**ADMINISTRATIVE AGENDA:**

- I. **PUBLIC COMMENT:** None.
- II. **AGENDA STATUS REPORT:** Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Yardy, Willson absent) to adopt the following change to the agenda:  
  
Item #6 Richards Residence Remodel (09BAR-00000-00170) has been continued to the meeting of December 4, 2009.
- III. **MINUTES:** Gray moved, seconded by Morris and carried by a vote of 4 to 0 (Willson, Yardy absent) to approve the Minutes of November 6, 2009, as revised.
- IV. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** The SBAR discussed the need to be cautious when meeting with applicants outside of official hearings.
- V. **STAFF UPDATE:** None.
- VI. **STANDARD AGENDA:**

## Isla Vista/Goleta

1. **08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista**  
09DVP-00000-00002 (Errin Briggs, Planner) Jurisdiction: Coastal  
09TPM-00000-00001

Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **further conceptual review of a new mixed-use building of approximately 15,943 (C-2 Site) and 5,354 square feet (SRH-2 Site) for approximate total of 21,297 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed

project will require approximately 3,877 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08)

**Public Comment:**

Jeff Lindgren, Isla Vista Redevelopment Agency

**SBAR COMMENTS:**

- a. **Very nice project. Has evolved well. Good placement of signage. Appreciate the break up of the south elevation from previous approval. Good integration between commercial and residential spaces. Playfulness of massing is very appropriate to IV.**
- b. **Reorganize the exterior space in front of the flats and townhomes to achieve better usability and to create patios addressing the two first floor units. Bring in more green and planters. Provide pedestrian access directly into the townhomes.**
- c. **Restudy and resolve intersection of sloped and flat roof at corner of Embarcadero del Norte and Trigo.**

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

2. **Discussion Item**      **Chino's Restaurant Façade Improvement**      **Isla Vista**  
(Jim Heaton, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of Viva Enterprises LLC, architect Keith Rivera of ACME Architecture, **to brief the Board regarding design of façade improvement for Chino's Restaurant. Improvements include paint, facade, parapet, lighting, and outdoor dining area.** The property is located at **6530 Pardall Road** in the Isla Vista area, Third Supervisorial District.

**COMMENTS:**

- a. **Nice project.**
- b. **Logo is great from a graphic standpoint but the graphic needs to be translated into an architectural solution. Too much emphasis on railing. Like transparency of railing but design needs to be simplified. Consider alternating panels with open railing.**
- c. **Put attention into the tower/signage element.**
- d. **Consider modifying skylights.**
- e. **Might want to shade seating area.**
- f. **Restudy color of flooring.**
- g. **East end in front of outdoor dining is a bit pinched; restudy.**

**Public Comment:**

Jeff Lindgren, Isla Vista Redevelopment Agency

**Discussion item only, no action was taken.**

3 **09BAR-00000-00173**      **Seegert New Garage/Workshop**      **Santa Barbara**  
09LUP-00000-00454 (Kimberly McCarthy, Planner)      **Jurisdiction: Ridgeline - Urban**

Request of Chris Seegert, owner, to consider Case No. 09BAR-00000-00173 for **conceptual review and preliminary approval of a new garage/workshop of approximately 1,421 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,178 square feet. The proposed project will require approximately 196 cubic yards of cut and fill. The property is a 0.36 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-041-062, located at **974 N. La Cumbre** in the Santa Barbara area, Second Supervisorial District.

**Public Comment:**

**Kelly Cole-Smith**  
**Annette Ordas**

**COMMENTS:**

- a. **No problem with the style of the structure. However, the mass, bulk and scale of the proposed garage/workshop is inappropriate given the existing residence.**
- b. **Garage should be subservient to the residence and should be smaller particularly given the constrained site features and existing development on the site.**
- c. **Project feels forced and basically constitutes a flat land building placed on a steep slope. Plaster walls are very high. Need to break down height of walls; consider using planter walls along south elevation.**
- d. **Redesign project to work with the site topography; finished floors of the garage and shop could be different.**
- e. **Need to see graphically how slope falls away from the structure. Need to show all elements of the project on site plan including trellis, deck, stairway etc.**
- f. **Lots of paving. Consider reducing or using permeable pavers.**
- g. **Return for further conceptual review with conceptual landscape plan.**
- h. **SBAR seeks planner comments on the project.**

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

4. **09BAR-00000-00166**      **Carter Residence Addition/Remodel**      **Santa Barbara**  
09LUP-00000-00442 (Brian Banks, Planner)      **Jurisdiction: Goleta**

Request of Susan Sherwin, agent for the owners, Glenn and Illean Carter, to consider Case No. 09BAR-00000-00166 for **preliminary/final approval 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. (Continued from 11/06/09)

**COMMENTS:**

- a. **Project is fine.**
- b. **Consider increasing use of plant materials in rear of property.**
- c. **Restudy break ups on windows.**
- d. **Project received preliminary approval.**
- e. **Return for final on consent with color board and light fixture specs.**

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 to grant preliminary approval of 09BAR-00000-00166. Applicant may return for final on consent.**

5. **09BAR-00000-00149**      **The Meadows Monument Entry Sign**      **Santa Barbara**  
09LUP-00000-00475 (Mark Walter, Planner)      **Jurisdiction: Goleta**  
09SCD-00000-00023

Request of Laurel Perez, Suzanne Elledge Planning & Permitting Services, agent and Katie O'Reilly Rogers, architect for the owners, Santa Barbara Foothills, LLC, to consider Case No. 09BAR-00000-00149 for **further conceptual review of two stone entry monument pillars with signs. The pillars would have a maximum height of approximately 6 feet.** No structures currently exist on the parcels. The parcels are zoned PRD and shown as Assessor's Parcel Numbers 055-010-020 (Lot 6) and 055-010-019 (Lot 7), located at The Preserve at San Marcos, The Meadows, Lot 6 and Lot 7, in the Santa Barbara area, Second Supervisorial District. (Continued from 9/25/09)

**COMMENTS:**

- a. **Six foot height of columns is acceptable.**
- b. **The wider form is preferable.**
- c. **Return for preliminary/final on consent.**

**Project received further conceptual review only, no action was taken. Applicant may return for preliminary/final on consent.**

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

6. 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 **preliminary/final approval of additions of approximately 709 square feet to the existing single family dwelling and interior and exterior alterations, demolition of an existing stable and construction of a new guesthouse of approximately 344 square feet attached to a new detached garage of 736 square feet, a new trellis patio cover of approximately 250 square feet, new entry gates, driveway alterations, and grading of approximately 48 cubic yards.** The following structures currently exist on the parcel: a two story residence of approximately 3,100 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. (Continued from 11/06/09)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 to continue 09BAR-00000-00170 to the meeting of December 4, 2009 at the request of staff. See Agenda Status Report.**

### Toro Canyon/Summerland/Carpinteria Areas

7. 09BAR-00000-00175      Schoellkopf Addition to Barn      Summerland  
08CDP-00000-00157 (J. Ritterbeck, Planner)      **Jurisdiction: Summerland**

Request of Eric Swenumson, agent for the owner, George Schoellkopf, to consider Case No. 09BAR-00000-00175 for **conceptual review and preliminary approval of an addition of approximately 787 square feet to the existing barn.** The following structures currently exist on the parcel: residence of approximately 4,654 square feet and barn/stables of approximately 2,416 square feet. The proposed project will require less than 10 cubic yards of cut and no fill. The property is a 11.69 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-037, located at **435 Hunt Drive** in the Summerland area, First Supervisorial District.

**COMMENTS:**

- **No problem with project as proposed.**
- **Return for preliminary/final, full board, after receiving Summerland ARC review and approvals**

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

8. 09BAR-00000-00017      Czyzyk New Residence, Garage, Guesthouse & Pool      Summerland  
09CDP-00000-00009 (J. Ritterbeck, Planner)      **Jurisdiction: Summerland**

Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **preliminary approval of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 square feet, garage of approximately 872 square feet, guesthouse of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 2/13/09 and Site Visit 3/13/09, 3/27/09 4/10/09, and 4/24/09)

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

**COMMENT:**

- **Return for preliminary/final, full board, after receiving Summerland ARC review and approval.**

9. **09BAR-00000-00121 Stein Residence Addition/Remodel/Cabana Toro Canyon**  
**09CDH-00000-00015 (June Pujjo, Planner) Jurisdiction: Coastal**

Request of Tom Jacobs, architect for the owners, Gene and Mindy Stein, to consider Case No. 09BAR-00000-00121 **for preliminary/final approval of residence addition of approximately 284 square feet, new garage of approximately 806 square feet and new cabana of approximately 794 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,589 square feet and garage (to be demolished) of approximately 1,022 square feet. The proposed project will not require grading. The property is a .714 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-052, located at **3373 Padaro Lane** in the Toro Canyon area, First Supervisorial District. **(Continued from 8/14/09)**

**ACTION: Roberts moved, seconded by Yardi and carried by a vote of 5 to 0 to grant preliminary and final approval of 09BAR-00000-00121.**

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

Meeting adjourned at 11:55 A.M.