



# COUNTY OF SANTA BARBARA

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**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of December 2, 2011**

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 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Will Rivera	Chair
Martha Gray	Vice Chair
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Valerie Froscher	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Jeremy Roberts

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 5±

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Gray moved, seconded by Froscher and carried by a vote of 5 to 0 (Yardy and Roberts absent) to:  
Drop Item #14 10BAR-00000-00193 Turnbull New Residence from the agenda at the request of the applicant.

**III. MINUTES:** Willson moved, seconded by Froscher and carried by a vote of 3 to 0 to 1 (Yardy and Roberts absent, Gray abstains) to approve the Minutes of November 18, 2011.

**IV. CONSENT AGENDA:** None.

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

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

- 1. 11BAR-00000-00086 Terbel/Wilson New Residence Santa Barbara**  
11LUP-00000-0048 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Keith Rivera, architect for the owners, Heather Terbell and Mark Wilson, to consider Case No. 11BAR-00000-00086 for **preliminary/final approval of a new residence of approximately 2,000 square feet.** The following structures currently exist on the parcel: agricultural accessory structure of approximately 1,580 square feet and carport of approximately 460 square feet (both to be demolished). The proposed project will require approximately 490 cubic yards of cut and 500 cubic yards of fill. The property is a 4.25 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-110-027, located at **780 La Buena Terra** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/17/11)

**COMMENTS:**

  - a. Overall the Board likes the project.
  - b. Consider adding another row of orchard trees at the bottom of the lot in order to enhance the agrarian feel of the property.
  - c. Consider adding some shade trees, such as coast live oaks, on the south side of the house.
  - d. Consider lowering the finished floor of the house in order to tie it in better with the surrounding landscape.
  - e. A wider deck would provide better function and utility.
  - f. Appreciates the simplicity of the house design – the applicant should work to enhance the interaction with the outside space.
  - g. Consider warmer colors and dark anodized windows.

**ACTION: Goodkind moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary approval of 11BAR-00000-00086.**
- 2. 11BAR-00000-00170 Rambelli Residence Addition Santa Barbara**  
11LUP-00000-00405 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**

Request of Kathy Hancock, architect for the owners, Fasio and Rie Rambelli, to consider Case No. 11BAR-00000-00170 for **conceptual review/preliminary/final approval of a residence addition of approximately 274 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,414 square feet and attached two car garage of approximately 400 square feet. The proposed project will not require grading. The property is a 12,700 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-140-024, located at **365 Arroyo Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENT:**

  - The design addition is appropriate and in keeping with the character of the house.

**ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts and Yardy absent) to grant preliminary and final approval of 11BAR-00000-00170.**
- 3. 11BAR-00000-00185 Goss and Sullivan Residence Addition Santa Barbara**  
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Gary Jensen, architect for the owners, Frank Goss and Patricia Sullivan, to consider Case No. 11BAR-00000-00185 for **conceptual review of a residence addition of approximately 412 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,137 square feet, attached garage of approximately 465 square feet, garden building of approximately 157 square feet and storage building of approximately 157 square feet. The proposed project will require approximately 16 cubic yards of cut and no fill. The property is a 5.91 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-100-017, located at **5629 Camino Cielo** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- **The Board likes the project.**
- **Architecturally, likes the thick walls for the windows.**
- **The use of slump block or wood framing with plaster are both okay options for getting the necessary wall thickness and both work architecturally.**
- **The project makes the house look more authentic.**

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

**4. 011BAR-00000-00188**

**Loman Residence Addition, Detached Garage and Trellis**

**Santa Barbara**

11LUP-00000-00446 (No Assigned Planner)

**Jurisdiction: Goleta**

Request of Curt Moniot, agent for the owner, Ken Loman, to consider Case No. 11BAR-00000-00188 for **conceptual review of a residence addition of approximately 58 square feet, new detached garage of approximately 435 square feet and patio/trellis of approximately 231.5 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,233 square feet and attached garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,150 (net) square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-172-006, located at **685 San Ramon** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- Bring photos of surrounding homes to help the Board judge compatibility.**
- Consider adding windows along the side of the garage and house to break up the north elevation.**
- Eliminate the trellis.**
- Consider adding French doors opening to the courtyard on the east elevation.**
- Consider adding an eyebrow trellis along the front of the garage connecting across to the house.**

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

**5. 10BAR-00000-00145 Duerner New Residence and Garage**

**Goleta**

08LUP-00000-00277 (J. Ritterbeck, Planner)

**Jurisdiction: Ridgeline**

Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **preliminary/final approval of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10 & 2/18/11 & 3/18/11 & 7/15/11)

**COMMENTS:**

- The project has come a long way to address prior comments.**
- Consider exterior lights that are more consistent with the style of architecture; the lights should be hooded and shielded to direct light downward.**
- Return for Final on Consent with a more developed landscape plan with plant quantities and sizes.**

**ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (Roberts absent) to grant preliminary approval of 10BAR-00000-00145. Applicant to return for final approval on consent.**

6. **11BAR-00000-00159**  
**2745 BV LLC Demolition and Proposed New Residence and Garage** **Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**  
Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for a **site visit of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)  
**Project received a site visit only, no action was taken. Review notes listed in Item #12. below.**
7. **11BAR-00000-00160**  
**2755 BV LLC Demolition and Rebuild of New Residence, Cabana, Guesthouse and Workshop** **Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**  
Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for a **site visit of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)  
**Project received a site visit only, no action was taken. Review notes listed in Item #13. below.**
8. **09BAR-00000-00103 State Street Hospitality, Inc. 86-Room Hotel** **Santa Barbara**  
09DVP-00000-00018 (Julie Harris, Planner) **Jurisdiction: DVP**  
Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **further conceptual review of a new 86-room hotel of approximately 38,388 square feet with a partially subterranean parking garage of approximately 43,758 square feet (94 parking spaces), and a retaining wall located adjacent to the retention basin in the rear of the property, which would be approximately eight feet in height with a 3.5-foot safety railing located within a setback.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, one residence (currently vacant) of approximately 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.87-acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/10/09, 12/18/09, 1/22/10 2/05/10, 2/19/10, 8/26/11, 10/07/11 & 11/04/11)  
**Project received further conceptual review only, no action was taken.**

**COMMENTS:**

- a. **Applicant has been very responsive and has been working hard for years. The project will set a precedent for redevelopment of the Upper State Street area; there has been a lot of work performed on the size, bulk and scale of the structure to ensure that it is appropriate to the site. The project design is now ready for PC review.**

- b. **Much more functional courtyard around the pool area however, if the owner's desire is to reduce the size of the lobby in favor of locating rooms in that area of the building, the rooms near the pool should be considered first for elimination and relocation to open that courtyard area up even further.**
- c. **Consider making pool an infinity edge at the west elevation of the building.**
- d. **Restudy stone to make it look like a structural element instead of a skirt.**
- e. **Return for preliminary review following PC action.**

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

**9. 11BAR-00000-00182**  
**Three River Consulting Inc. Residence Remodel and New Garage** **Mission Canyon**  
(No Assigned Planner) **Jurisdiction: Mission**

Request of Thompson Naylor Architects, J. King, architect for the owner, Three River Consulting Inc., to consider Case No. 11BAR-00000-00182 for **conceptual review of a residence remodel of approximately 3,820 square feet (no new area) and a new garage of approximately 1,359 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,820 square feet and garage of approximately 400 square feet. The proposed project will require approximately 350 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.1 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-066, located at **890 Tornoe Road** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

Public speakers: Tom Jacobs, Will McConnell, Richard Heimberg

**SBAR Comments:**

- a. **SBAR accepts program and context; generally like concept. However, structure is boxy and feels very big. Try to break up form and bring roof down; consider creating a secondary shape off the main garage area for the proposed work shop.**
- b. **Reconsider location of roof ridge break to lower roof over tandem parking area.**
- c. **Break west elevation down architecturally and improve south elevation.**
- d. **Try to instill more of a carriage house character into the accessory structure.**
- e. **Consider pushing the structure further into the site to allow room for screen plantings.**

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

**10. 11BAR-00000-00186** **Sonnino/Brillo Residence Addition** **Hope Ranch**  
11LUP-00000-00443 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline-Urban**

Request of Adele Goggia, Harrison Design, agent for the owners, Mark Sonnino and Lyn Brillo, to consider Case No. 11BAR-00000-000186 for **conceptual review/preliminary/final approval of a conversion of a loggia to habitable space of approximately 230 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 8,991 square feet, covered loggia of approximately 245 square feet, guest house of approximately 770 square feet, two garages of approximately 725 and 673 square feet and stables of approximately 740 square feet. The proposed project will not require grading. The property is a 5.23 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-181-001, located at **4225 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts and Willson absent) to grant preliminary and final approval of 11BAR-000000186. No additional comments were made by the Board of Architectural Review members present for this project.**

**11. 11BAR-00000-00180 Burke/Cook New Residence Mission Canyon**  
**08LUP-00000-00132 (Petra Leyva, Planner) Jurisdiction: Mission**

Request of David Burke, architect, owner, and Paul Cook, owner, to consider Case No. 11BAR-00000-00180 (previously known as 08BAR-00000-00068) for **final approval of a new residence of approximately 1,797 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8,932 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1453 Orange Grove** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06, 7/14/06, 10/06/06, 10/27/06 & 12/08/06, 4/25/08, 8/08/08 & 8/22/08)

**COMMENTS:**

Public speakers: Jenny Cushnie, Ray Smith

**ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 5 to 0 (Roberts and Willson absent) to grant final approval of 11BAR-00000-00180. No additional comments were made by the Board of Architectural Review members present for this project.**

**Toro Canyon/Summerland/Carpinteria Areas**

**12. 11BAR-00000-00159 2745 BV LLC Demolition and Proposed New Residence and Garage Toro Canyon**  
**(No Assigned Planner) Jurisdiction: Toro**

Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for **further conceptual review of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)

**COMMENTS:**

Public speaker: John Bishop

**SBAR Comments:**

- **Great project.**
- **Appreciate sensitivity of landscaping tying the two properties together. Very in keeping with the underlying estate compound concept.**
- **Restudy how to get vehicles in and out of the garage.**

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

**13. 11BAR-00000-00160 2755 BV LLC Demolition and Rebuild of New Residence, Cabana, Guesthouse and Workshop Toro Canyon**

**(No Assigned Planner) Jurisdiction: Toro**

Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for **further conceptual review of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 10/21/11)

**COMMENTS:**

Public speaker: John Bishop

**SBAR Comments:**

- **Great project.**
- **Pool needs to be pulled away from existing oak.**

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

14. **10BAR-00000-00193** **Turnbull New Residence** **Summerland**  
**10CDP-00000-00099 (Kimberley McCarthy, Planner)** **Jurisdiction: Summerland**  
Request of Chris Belanger, agent for the owners, Dave and Linda Turnbull, to consider Case No. 10BAR-00000-000193 for **further conceptual review of a new residence of approximately 2,700 square feet and garage of approximately 484 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 190 cubic yards of cut and approximately 39.3 cubic yards of fill. The property is a 10,125 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-053, located at **2500 Block Whitney Avenue** in the Summerland area, First Supervisorial District. (Continued from 1/07/11, 1/21/11, and 7/15/11 & 8/26/11 & 9/16/11)  
**ACTION: Gray moved, seconded by Froscher and carried by a vote of 5 to 0 (Robert and Yardy absent) to drop 10BAR-00000-00193 from the agenda at the request of the applicant. See Agenda Status Report.**
15. **11BAR-00000-00183 Tornabene New Garage and Detached Hobby Room** **Toro Canyon**  
**11CDH-00000-00048 (Brian Banks, Planner)** **Jurisdiction: Toro**  
Request of Bree Medley and Jenifer Foster, agents for the owner, Michele Tornabene, to consider Case No. 11BAR-00000-00183 for **conceptual review of a new detached garage of approximately 440 square feet, a detached hobby room of approximately 625 square feet and covered patio of approximately 270 square feet.** The following structures currently exist on the parcel: **a residence of approximately 1,603 square feet and new shed of approximately 80 square feet.** The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .81 acre parcel zoned rr-10 and shown as Assessor's Parcel Number 005-210-044, located at **375 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.  
**COMMENTS:**  
a. **SBAR supports the architecture with its two forms.**  
b. **Restudy the rafter details and try to match the rafter detailing of the existing house.**  
c. **Restudy orientation of the accessory structure to create a more compound look.**  
**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review.**
16. **11BAR-00000-00037** **Furlotti Residence Addition and Remodel** **Carpinteria**  
**11CDH-00000-00023 (Brian Banks, Planner)** **Jurisdiction: Coastal**  
Request of Steve Giannetti, architect for the owner, Alexander Furlotti, to consider Case No. 11BAR-00000-00037 for **preliminary/final approval of a residence first floor addition of approximately 94 square feet with a demolition of approximately 40 square feet and second floor addition of approximately 507 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 4,483 square feet and a detached garage. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-005, located at **4237 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 4/15/11)  
**ACTION: Gray moved, seconded by Froscher and carried by a vote of 4 to 0 (Roberts, Willson and Goodkind absent) to grant preliminary and final approval of 11BAR-00000-00037. No further comments were made by the Board of Architectural Review members present for this project.**

**17. 08BAR-00000-00163 Duca Residence Partial Demo/Remodel/Additions Toro Canyon**  
08CDH-00000-00022 (Julie Harris, Planner) **Jurisdiction: Coastal/Toro**

Request of Neumann, Mendro, Andrulaitis, architects for the owner, Reece Duca, to consider Case No. 08BAR-00000-00163 for **final approval of a new residence including demolition of a 3,779 square feet single family dwelling, 1,217 square feet two-car garage with accessory living quarters, and 1,118 square feet of deck, and construction of a new, two-story single family dwelling of approximately 4,954 square feet, approximately 1,333 square feet of new deck and a new detached three-car garage (808 square feet) with an attached hobby room (508 square feet) totaling 1,316 square feet. The new house will be located within the footprint of the existing house and utilize the existing caisson and grade-beam foundation, and floor framing, with an approximately 1,474 square feet expansion of the footprint to the northeast. The project will retain in place 1,000 square feet of existing deck.** The following structures currently exist on the parcel: a residence of approximately 4,460 square feet and garage of approximately 893 square feet with second floor accessory living unit of approximately 399 square feet, to be demolished. The proposed project will require approximately 55 cubic yards of cut and 55 cubic yards fill. The property is a 2.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-033, located at **3003 Padaro Lane** in the Toro Canyon/Coast area, First Supervisorial District. (Continued from 8/22/08, 12/18/09 & 10/07/11)

**ACTION: Froscher moved, seconded by Gray and carried by vote of 4 to 0 (Roberts, Willson and Goodkind absent) to grant final approval of 08BAR-00000-00163. No further comments were made by the Board of Architectural Review members present for this project.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Martha Gray, and carried by a vote of 4 to 0 (Jeremy Roberts, Steve Willson and Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, December 16, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 3:45 P.M.