



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of December 4, 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	
Martha Gray		
Glen Morris		
Steve Willson		
Jeff Yardy		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

**COMMITTEE MEMBERS ABSENT:** Glen Morris

**REPORTERS:** Santa Barbara Independent Weekly

**NUMBER OF INTERESTED PERSONS:** Approximately 15±

### **ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:** Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Roberts and Morris absent) to:

- Continue Item #5 Richards Residence Remodel to the meeting of December 18, 2009 at the request of the applicant.

**III. MINUTES:** Gray moved, seconded by Yardy and carried by a vote of 4 to 0 (Roberts and Morris absent) to approve the Minutes of November 6, 2009 as revised.

### **IV. CONSENT AGENDA:**

**C-1. 07BAR-00000-00243 Friedlander/Hackett Dwelling and Accessory Structure Carpinteria**  
07CUP-00000-00085 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Rural**

Request of Scott Hughes, architect for the owners, Elizabeth Friedlander and Welles Hackett, to consider Case No. 07BAR-00000-00243 for **final approval on consent of a residence of approximately 2,951 square feet with an attached garage of approximately 713 square feet, a detached workshop of 600 square feet and a swimming pool of approximately 172.5 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 645 cubic yards of cut and fill. The property is a 0.88 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-101-044, located at **6925 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 10/19/07, 12/14/07, 3/28/08 & 12/05/08)

**ACTION:** Gray moved, seconded by Yardy and carried by a vote of 4 to 0 (Roberts and Morris absent) to grant final approval on consent of 07BAR-00000-00243.

**C-2. 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 **final approval on consent 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 and 11/20/09)

**ACTION: Gray moved, seconded by Yardy and carried by a vote of 4 to 0 (Roberts and Morris absent) to grant final approval on consent of 09BAR-00000-00166.**

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

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

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

**1. 09BAR-00000-00176 Carty Garage Addition Mission Canyon**  
**09LUP-00000-00466 (Kimberly McCarthy, Planner) Jurisdiction: Ridgeline - Urban**

Request of Timothy M. Steele, agent for the owner, Jones Trust, to consider Case No. 09BAR-00000-00176 for **conceptual review and preliminary approval of a garage addition of approximately 900 square feet.** The following structures currently exist on the parcel: residence of approximately 1,796 square feet and an accessory structure of approximately 947 square feet. Less than 50 cubic yards of cut and fill be required. The property is a 0.9 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-330-029, located at **1340 Tunnel Road** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

- a. Straight forward and contextual.**
- b. Project received preliminary approval.**
- c. Return for final review on consent.**

**ACTION: Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Roberts and Morris absent) to grant preliminary approval of 09BAR-00000-00176. Applicant to return for final approval on consent.**

**2. Discussion Item Schiffer Jesusita Fire Rebuild Mission Canyon**  
**09JES-00000-00062 (Lisa Martin, Case Manager) Jurisdiction: Discussion**

Request of Akiko Wade Davis, agent for the owners, Howard and Kim Schiffer, **for discussion regarding a new residence of approximately 2,083 square feet.** The original residence of approximately 2,481 square feet was lost in the Jesusita Fire, and the detached garage of approximately 260 square feet remains. The proposed project will not require grading. The property is a 0.41 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-032-010, located at **1450 Orange Grove** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

**Public comments: Dennis Allen, Ginger Sledge, David Burke, Ray Smith, Jennie Cushnie, Michael Mattioli, Eric Maillard, Howard Schiffler**

- a. Excellent approach to project: considered neighbors, siting, fireproof materials etc.**
- b. Nothing in the Mission Canyon Design Guidelines would preclude this style.**
- c. Roof is lower, footprint is smaller: very nice project and well screened. Reorientation of structure is an improvement.**
- d. SBAR would support the processing of this project under an exemption from the LUDC consistent with the County's Fire Rebuild program.**

**Project was a discussion item only, no action was taken.**

**3. 09BAR-00000-00179 Nolasco Garage Conversion Santa Barbara**  
**Jurisdiction: Goleta**  
(no planner assigned)

Request of Esteban Solis, agent for the owner, Roberto Nolasco, to consider Case No. 09BAR-00000-00179 for **conceptual review of the conversion of the existing garage of approximately 464 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,476 square feet and an attached garage of approximately 464 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-352-003, located at 4883 Kodiak Ave. in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- a. **Unfortunate project which intensifies the use of the small home and forces cars into the front yard to the detriment of the aesthetics of the site. Way too much program for square footage – proposed new bathroom doors won't even be able to open. Restudy floor plan to make new rooms reasonable in size and useable.**
- b. **Architecturally, there is not much change: still looks like a garage.**
- c. **Recommend adding landscaping to the project and potentially altering the paving on the drive to improve the property and aesthetically address the fact that cars will now not be housed in a garage but will rather be parked in front of the home.**
- d. **Return for further conceptual/preliminary review.**

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

**4. 09BAR-00000-00180 Tziouvaras Additions Santa Barbara**  
**Jurisdiction: Goleta**  
(no planner assigned)

Request of Peter J. Ehlen, architect for the owners, Paul and Vivi Tziouvaras, to consider Case No. 09BAR-00000-00180 for **conceptual review of an addition of approximately 722 to the existing residence and an addition of approximately 260 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 3,120 square feet and a detached garage of approximately 555 square feet. The proposed project will require approximately 90 cubic yards of cut and no fill. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-430-026, located at **1009 Via Los Padres** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- a. **Nicely done project.**
- b. **Encourage adding reveal to windows.**
- c. **Restudy living room window configuration over garage at north elevation: reconsider proportions of arched windows.**
- d. **Return for further conceptual/preliminary review.**

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

**5. 09BAR-00000-00170 Richards Residence Remodel Hope Ranch**  
**Jurisdiction: Ridgeline - Urban**  
09LUP-00000-000450 (Lisa Martin, Planner)

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 and 11/20/09)

**ACTION: Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Roberts and Morris absent) to continue 09BAR-00000-00170 to the meeting of December 18, 2009 at the request of the applicant. See Agenda Status Report.**

**6. 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 **further 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 Vieja Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/23/09)

**COMMENTS:**

Public speaker: Marsha Zilles

- a. **SBAR appreciates the revisions made to the project in response to SBAR comments. However, while design is simplified from its previous iteration, it remains overly ornate.**
- b. **Consider eliminating vents.**
- c. **Formality of stone balustrade seems to be out of place in the rural style: consider using wrought iron.**
- d. **Little square windows over garage appear out of place and alien to the design. Restudy proportions of windows and relationship with garage door.**
- e. **Skylights at east elevation should align with columns. Skylights are only acceptable because they are located on elevation of lesser visibility.**
- f. **Consider more subtle trim around windows and at chimney cap: too ornate as presented.**
- g. **Return for further conceptual/preliminary.**

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

**7. 09BAR-00000-00178 Melton Addition/New Garage Hope Ranch**  
09LUP-00000-00474 (Kimberly McCarthy, Planner) **Jurisdiction: Design Overlay**

Request of Eric Swenumson, agent for the owner, Kurt Melton, to consider Case No. 09BAR-00000-00178 for **conceptual review and preliminary approval of an addition of approximately 903 square feet to the existing residence and a new attached garage of approximately 470 square feet.** The following structure currently exists on the parcel: residence of approximately 1,412 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-191-005, located at **295 Arboleda Road** in the Hope Ranch area, Second Supervisorial District.

**COMMENTS:**

- a. **The scale and proportions of the existing house are charming and, while modest, the proposed addition causes it to lose some of that charm, primarily because of the garage location and the breadth of the proposed new gables.**
- b. **Consider using two smaller garage doors or pushing garage back or staggering garage doors or reorienting garage doors to the side so they don't face Arboleda.**
- c. **Use of stone as appliqué is inappropriate given style of home. House is more appropriately plaster.**
- d. **Arched window at east elevation should be larger.**
- e. **Tower form is out of place.**
- f. **Front door needs to be further recessed; strongly recommend a porch entry.**
- g. **Return for further conceptual/preliminary reviews.**

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

### Toro Canyon/Summerland/Carpinteria Areas

8. **09BAR-00000-00183** **Biddlecomb/Garrett Guesthouse** **Toro Canyon**  
(no planner assigned) **Jurisdiction: Toro**  
Request of Christopher Price, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **conceptual review of an as-built guesthouse of approximately 650 square feet.** 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.
- COMMENTS:**
- Project needs window penetrations to break up the blank west and south elevations.**
  - Consider using cascading plants in planter.**
  - Consider enlarging patio for usability.**
  - Consider adding French doors at bedroom.**
  - Submit LUP application to County.**
  - Return for further conceptual/preliminary review.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval.
9. **09BAR-00000-00185** **Circle G LLC Pool/Spa/Patio/Deck/Bath** **Carpinteria**  
09CDP-00000-00094 (no planner assigned) **Jurisdiction: Ridgeline - Rural**  
Request of Jennifer Foster, agent for the owners, Victoria Jackson and Bill Guthy, to consider Case No. 09BAR-00000-00185 for **conceptual review of a pool of approximately 1,344 square feet, patio/deck of approximately 1,780 square feet, bath/storage structure of approximately 170 square feet, and detached office of approximately 391 square feet.** The following structures currently exist on the parcel: residence of approximately 4,377 square feet and a garage of approximately 1,054 square feet. The proposed project will require approximately 78 cubic yards of cut and approximately 17 cubic yards of fill. The property is 161.37 total acres zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-200-081 and -082, located at **6060 Casitas Pass Road** in the Carpinteria area, First Supervisorial District.
- COMMENTS:**
- Well done project.**
  - Nice office.**
  - Need to address fencing of pool as a design element.**
  - Return for conceptual/preliminary review.**
- Project received conceptual review only, no action was taken. Applicant to return for further conceptual review/preliminary approval.
10. **08BAR-00000-00160** **Peeleman New Residence** **Carpinteria**  
08CDP-00000-00134 (Nicole Mashore, Planner) **Jurisdiction: Ridgeline - Rural**  
Request of Jason Grant, agent for the owners, Ron and Linda Peeleman, to consider Case No. 08BAR-00000-00160 for **further conceptual review of a new residence of approximately 3,132 square feet and attached 4-car garage of approximately 514 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and 0 cubic yards of fill. The property is a 2.8 acre parcel zoned 3-R-1 and shown as Assessor's Parcel Number 001-160-007, -008, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 8/22/08 and 10/17/08)
- COMMENTS:**
- Well executed design. Good job, nicely done.**
  - SBAR appreciates that their comments were taken to heart; project is improved.**
  - Stone is working well with the structure.**
  - House steps nicely with topography; well sited.**
  - Consider eliminating plaster trim at east and south elevations and replace with wood.**
  - Distance between residence and garage/parking is aesthetically pleasing but will not be convenient.**
  - Return for preliminary review.**

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

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Martha Gray, and carried by a vote of 5 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, December 18, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 12:45 P.M.