



# COUNTY OF SANTA BARBARA

**SOUTH  
BOARD OF ARCHITECTURAL REVIEW  
APPROVED MINUTES  
Meeting of July 7, 2017**

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, Valerie Froscher, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

**COMMITTEE MEMBERS PRESENT:**

Laurie Romano  
Alex Pujo  
Valerie Froscher                      Chair  
John Vrtiak                              Vice-Chair  
Chris Gilliland  
Lia Marie Graham                      SBAR Secretary  
Anne Almy                                Supervising Planner

**COMMITTEE MEMBERS ABSENT:**

Josh Blumer  
Douglas Keep

**REPORTERS:**

**NUMBER OF INTERESTED PERSONS:**

**ADMINISTRATIVE AGENDA:**

**I. PUBLIC COMMENT:** None.

**II. AGENDA STATUS REPORT:**

**III. MINUTES:** Romano moved, seconded by Pujo and carried by a vote of 5 to 0 to Approve the Minutes of June 16, 2017 as amended.

**IV. CONSENT AGENDA:** N/A

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** N/A

**VI. STAFF UPDATE;** N/A

**VII. STANDARD AGENDA:**

The Representatives of the following item should be in attendance at this  
SBAR Meeting by 9:15 A.M.

<b>1. Discussion Item</b>	<b>Hollister Avenue/State Street Streetscape Project</b>	<b>Goleta</b>
(Allen Bell & Tomas Park, Planner)		<b>Jurisdiction: N/A</b>

Request of Tom Park, Planner from Santa Barbara County Planning and Development- Long Range Planning Division for **courtesy review of revised (2<sup>nd</sup> Draft) conceptual plans for the Hollister Avenue – State Street Streetscape project**. The project includes public streetscape improvements, such as lighting, seating, landscaping, bus stop shelters, bike racks, public art, signage, multi-modal circulation, and hardscaping for the 1.25-mile portion of the corridor stretching from San Antonio Road to State Route 154. The project is located in the Second Supervisorial District. (Continued from 2/17/17)

**PUBLIC COMMENT:** Eva Inbar, Sam Delisle, Evelyn Rinehart, David Burkholds, Autumn Brook, Sandy Lejeune, Kim Flory.

**COMMENTS:**

- Return with enlargements of all intersections.
- Will need a permanent watering solution and a maintenance and replacement plan for the plantings. At next meeting, outline landscape maintenance program and confirm funding. Also report on railroad bridge crossing.
- SBAR is having trouble accepting four lane plan as a conceptual basis for improvement plan: reconsider direction in respect to contemporary traffic planning.
- The more pedestrian the design becomes the better the design. Reconsider orientation of project toward the automobile. Consider design options to slow traffic. Concern about how few pedestrian crossings are included; add more and add another at Chillon Way.
- Study how to maximize landscaping. Need more planted medians along roadway. This will necessitate turn around improvements. Create a canopy of trees from both sides with median trees. There should be visual connections between medians. Drivers would tolerate minor inconvenience of medians. Where median is not possible, use different material for turn lane that doesn't read as a traffic lane.
- Palm trees are acceptable at Modoc and Hollister as proposed but SBAR requests canopy trees along boulevard.
- Concern about graffiti on 10 foot retaining wall. Add plant materials at top and base of wall.
- Eliminate proposed signage welcoming to Eastern Goleta.

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

**The Representatives of the following item should be in attendance at this  
SBAR Meeting by 10:00 A.M.**

- |    |  |  |                                |
|----|--|--|--------------------------------|
| 2. | <b>17BAR-00000-00082</b><br>(Joseph Dargel, Planner) | <b>Southern California Gas Company</b><br><b>Utility Pole and Data Collector</b> | <b>Summerland &amp; Goleta</b> |
|    |  | <b>Jurisdiction: Summerland &amp; Isla Vista</b>                                 |                                |
- Request of Olivia Gutierrez, agent for the owners, SoCal Gas to consider Case No. 17BAR-00000-00082 for **Conceptual Review of utility poles with a data collector unit on each pole of approximately 4 square feet**. The proposed project will require approximately .89 cubic yards of cut and .89 cubic yards of fill. The three poles would be located within public-rights-of-way and adjacent to parcel numbers 073-090-005, 073-090-074, 075-090-056, 073-120-010, 075-010-022, 075-172-005, 075-172-004, 075-171-007, 073-130-001, 075-171-016 005-131-005, 05-131-003, 005-132-006, and 005-580-009 in the Isla Vista and Summerland areas, First and Third Supervisorial Districts.

**PUBLIC COMMENT:** Cecilia Brown

**COMMENTS:**

- Dull the shiny stainless steel material; acid wash?

- Reduce numbers of wires and equipment: organize external equipment.
- OK with light mounted option, acid washed.
- Third option of additional pole is unfortunate: seek an existing pole to attach to; return with options not adjacent to other existing pole.

**Project received review only, no action was taken. Applicant may return for Further Conceptual and Preliminary Reviews.**

3. 17BAR-00000-00084 Stansberry Single Family Dwelling Summerland  
(Planner not yet assigned) **Jurisdiction: Summerland**

Request of Dan Modisette, agent for the owner, Rebecca Stansberry, to consider Case No. 17BAR-00000-00084 for Conceptual review of a new 2,000 square foot residence. The property is a 6000 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 005-201-009 located at 2535 Golden Gate Avenue in the Summerland area, First Supervisorial District.

**PUBLIC COMMENT:** Michael Brown, Tom Evans, Martha Montegue letter

**COMMENTS:**

- Bulk is unacceptable. Structure looks bigger than it is. Lots of empty spaces and volumes and therefore starts working against the character of Summerland. Make massing more compact. Reduce footprint. Study volume and footprint
- Restudy south elevation.
- Appreciate simplicity of style. Needs further organization.
- Break up use of exterior materials.
- Like access to property. However, two bridges makes house look like a duplex.
- Return with site plan showing footprints of adjacent homes.
- Will need a site visit with story poles.

**Project received review only, no action was taken. Applicant may return with landscape for Further Conceptual Review.**

4. 15BAR-00000-00016 Alessa New Residence Summerland  
15CDP-00000-00012 (Joseph Dargel, Planner) **Jurisdiction: Summerland**

Request of James Macari, architect for the owner, Ziad Sultan Alessa, to consider Case No. 15BAR-00000-00016 for further **conceptual review of a new residence of approximately 2,500 square feet and garage of approximately 480 square feet.** No structures currently exist on the parcel. The proposed project will require 157 cubic yards of cut and 125 cubic yards of fill. The property is a .20 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-174-003, located at **2264 Varley Street** in the Summerland area, First Supervisorial District (Continued from 2-20-15 & 4-21-17).

**PUBLIC COMMENT:** Tom Evans.

**COMMENTS:**

- Proposed size, bulk and scale are unacceptable.
- Simplify massing.
- Restudy gable at western elevation to break down Mass. Currently unacceptable. Resolve west gable end before agendizing project for site visit with story poles.

- Concern about horizontal material with grooving. Inappropriate.
- Vinyl windows are inappropriate.
- Need a comprehensive streetscape plan. Clearly depict design intent for gates, walls, landscape at street, vehicular access and parking. Need to address design of perimeter walls/fencing at parking area on Varley; soften wall. Redesign the vehicular and man gate entry.
- Will need a landscape plan.
- Further develop conceptual level schematics.

**Project received review only, no action was taken. Applicant may return for Further Conceptual Review.**

5. 17BAR-00000-00077 Lot #1 Boulders Partners LLC – New SFD Goleta  
17ZCI-00000-00017 (J Ritterbeck, Planner) **Jurisdiction: Goleta**

Request of Jason Nelson, agent for the owners, Boulders Projec, LP/Oak Creek Company to consider Case No. 17BAR-00000-00077 for Conceptual Review and Preliminary Approval of a new single family dwelling, 3,205 square foot residence, 895 square foot garage, 240 square foot cabana and pool. The parcel is currently vacant. The proposed project will require approximately 400 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 1.15 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 059-290-048 located at 1069 San Antonio Creek Road in the Santa Barbara area, Second Supervisorial District.

**PUBLIC COMMENT:** Kendra Duncan O’Connor

**COMMENTS:**

- Proposed size, bulk, scale and style are acceptable.
- Restudy driveway: make Pennel Road access secondary.
- Question stone pillars; either tie stone into building or eliminate stone completely.
- Restudy clerestory. Reads as a big boxy shape in the midst of cascading roofs. Consider removing hip.
- Need a site visit with story poles.

**Project received review only, no action was taken. Applicant may return for Further Conceptual and Preliminary Review.**

6. 16BAR-00000-00243 Lot #9 Boulders Partners LLC – New SFD Santa Barbara  
17ZCI-00000-00005(J. Ritterbeck, Planner) **Jurisdiction: Goleta**

Request of Murray Duncan, architect for Jason Nelson, to consider Case No. 16BAR-00000-00243 for **Final Approval of a new single-family residence of approximately 3,552 square feet and a 952 square foot attached garage.** The lot is currently vacant. The property is a 0.63 acre parcel zoned 1-E-1 and shown as Assessor’s Parcel Number 059-290-056, located at **4720 Boulder Ridge Road** in the Goleta area, Second Supervisorial District. (Continued from 1/6/17 & 2/17/17)

**COMMENTS:**

- Widen entry element. Columns to be 3’-6” on each side.
- Resubmit landscape plan with quantities.

**ACTION: Pujo moved, seconded by Romano and carried by a vote of 5 to 0 to grant Final Approval of 16BAR-00000-00243.**

7. **17BAR-00000-00014** **Loncki New Dwelling, Garage, and Pool** **Hope Ranch**  
17LUP-00000-00024(Mark Friedlander, Planner) **Jurisdiction: Ridgeline**  
Request of Tom Henson agent for Scott and Sara Loncki, to consider case number 17BAR-00000-00014 for **Further Conceptual/Preliminary Review of a new residence (6,647 square feet), attached garage (508 square feet), detached garage (1,317 square feet), covered porches (396square feet), pool and driveway.** The parcel is currently vacant. The proposed project will require approximately 2,200 cubic yards of cut and approximately 660 cubic yards of fill. The property is a 2.02 acre parcel zoned 1.5-EX-1, shown as Assessor's Parcel Number 061-292-019 located at **Via Trepadora** in the Hope Ranch area Second Supervisorial District (**Continued from 2-17-17& 5-5-17**).

**COMMENTS:**

- Very nice project.
- Restudy roofing for authenticity.
- Project received preliminary approval.

**ACTION: Pujo moved, seconded by Romano and carried by a vote of 5 to 0 to grant Preliminary Approval of 17BAR-00000-00014. Applicant may return for Final on Consent**

**The Representatives of the following item should be in attendance at this SBAR meeting by 1:30 P.M.**

8. **17BAR-00000-00083** **Berar Accessory Structure** **Hope Ranch**  
17MOD-00000-00005 (Sean Stewart, Planner) **Jurisdiction: Eastern Goleta Valley**  
Request of Kate Svenson, agent for the owner, George Berar, to consider Case No. 17BAR-00000-00083 for Conceptual Review of a 216+ square foot accessory structure/ pavilion. The following structures currently exist on the parcel; single family dwelling, pool palapa, gazebo. The property is a 1.20 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-073-001 located at 4345 Via Glorieta in the Hope Ranch area, Second Supervisorial District.

**COMMENTS:**

- Proposed size, bulk, scale, height and style are appropriate.
- Minor in nature.
- Good architectural design.
- Results in better resource protection.

**Project received review only, no action was taken. Applicant may return for Preliminary Review.**

9. **17BAR-00000-00086** **Chiles-Hawryluk Trust – Residential Addition** **Santa Barbara**  
17LUP-00000-00187 (Tess Harris, Planner) **Jurisdiction:**  
Request of Susette H.H.C. Naylor, architect for the owner Richard Chiles and Marita Hawryluk to consider Case No. 17BAR-00000-00086 for **Conceptual Review of a proposed remodel and addition of a 2<sup>nd</sup> floor to an existing residence of approximately 1,521 square foot residence and 86 square foot basement.** The following structures exist on the parcel currently; single story 1,521 square foot residence, attached 361 square foot attached garage with a 400 square foot deck. The proposed will require approximately 5 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 6,625 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-163-015 located at 858 Cheltenham Road in the Mission Canyon area, First Supervisorial District (**Continued from 6/16/17**).

**PUBLIC COMMENT:** Kevin Snow, Susan Basham, Jack Friedlander, Marci Friedlander, Charles Saenger, Sally Saenger, Bill Urbany, Lara Urbany

**COMMENTS:**

- Proposed size, bulk and scale are inappropriate.
- Second story is problematic in respect to mass, bulk, scale and neighborhood compatibility. Restudy second story concept.
- Site visit with story poles will be necessary.

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

10. **16BAR-00000-00025** **The Woods LLC – New SFD Lot 1** **Santa Barbara**  
16LUP-00000-00098 (Joseph Dargel, Planner) **Jurisdiction: Goleta**  
Request of John Mullen, agent for the owner, Todd Davidson, to consider Case No. 16BAR-00000-00025 for **conceptual review of a new residence of approximately 4,430 square feet, attached garage of approximately 790 square feet and pool.** No structures currently exist on the parcel. The proposed project grading is still to be determined. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-028, located at **1140 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District (Continued from 4-1-16 (not heard)).

**PUBLIC COMMENT:** Kendra Duncan O'Connor

**COMMENTS:**

- Proposed size, bulk, scale, height and style are acceptable, however, big metal roof form could look industrial/commercial in scale: restudy.
- Develop design of impermeable surface at driveway: soften.
- Develop design of entry steps.
- Restudy entry element.
- Site plan in rear with pool and swale is crowded. Not spacious as described: restudy.
- Appreciate that project is one story and low key.

**Project received review only, no action was taken. Applicant may return for Further Conceptual and Preliminary Review.**

11. **16BAR-00000-00028** **The Woods LLC – New SFD Lot 2** **Santa Barbara**  
16LUP-00000-00121 (Joseph Dargel, Planner) **Jurisdiction: Goleta**  
Request of John Mullen, agent for the owner, Todd Davidson, to consider Case No. 16BAR-00000-00028 for **conceptual review of a new residence of approximately 4,240 square feet and attached garage of approximately 766 square feet and pool.** No structures currently exist on the parcel. The proposed grading is still to be determined. The property is a 1.04 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-440-029, located at **1130 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District (Continued from 4-1-16 (not heard)).

**COMMENTS:**

- Show all existing oaks on site. Need tree inventory and arborist report about impacts to oaks.
- Work with arborist to protect oaks. Show grading and walls that are needed.
- Nice floor plan. Well organized.
- Mid century modern style looks good. Details will be critical.
- Reconsider location of pool equipment.

- Restudy planting area around specimen oak in and layout of driveway and hardscape.
- Soften engineered slopes.

**Project received review only, no action was taken. Applicant may return for Further Conceptual and Preliminary Review.**

12. 16BAR-00000-00228 R.O.I.C. (Magnolia Center) Master Signage Plan Santa Barbara  
16OSP-00000-00003 (Mark Friedlander, Planner) **Jurisdiction: Sign**  
Request of Scott Bailey, agent for the owner, R.O.I.C. (Magnolia Center), to consider Case No. 16BAR-0000-00228 for **Further Conceptual review of a master signage plan**. The following structures currently exist on the parcel: Magnolia Shopping Center consisting of 30 businesses. The proposed project will not require grading. The property is a 624,720 square foot parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/16/16 & 5-5-17)

**COMMENTS:**

- Sign type 1:
  - Non-continuous
  - Same color background throughout to match a dark color in the color palette of the center. However, color shall not be orange..
  - Talk to owner about painting buildings.
  - Same height (2 feet) throughout.
  - Same length of sign (12') throughout.
  - Letters to be 12" throughout.
  - Depth of signs to be 8" throughout.
  - No returns to walls.
- Type 2: length to be a maximum of 14 feet.
- Type 3: sign is acceptable as described in current sign plan.

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

13. 17BAR-00000-00055 Serena Bay Holdings Trust New SFD Padaro  
17CDH-00000-00011 (Tess Harris, Planner) **Jurisdiction: Padaro**  
Request of Jennifer Siemens, agent for the owners, Serena Bay Holdings Trust, to consider Case No. 17BAR-00000-00055 for **Conceptual Review of a new 1,476 square foot residence and a new 1,537 square foot garage/workshop below**. The parcel is currently vacant. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .25 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-042 located on Padaro Lane in the Carpinteria area, First Supervisorial District (Continued from 4-21-17).  
**Project received review only, no action was taken. Applicant may return for Further Conceptual Review**

Dropped.

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Pujo moved, seconded by Romano, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, July 17, 2017 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:35 P.M.

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