



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 6, 2012**

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, 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
Jeremy Roberts	
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Valerie Froscher	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance.

NUMBER OF INTERESTED PERSONS: None.

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 to:

- **Withdraw Item # 3 11BAR-0000-00203 19th district Agricultural Association Wireless Facility at the request of Planning and Development.**
- **Drop Item #11 GGG Investments, LLC Demolition/Rebuild of New Two Story Residence from the agenda at the request of Planning and Development.**

III MINUTES: Gray moved, seconded by Roberts and carried by a vote of 7 to 0 to approve the minutes of December 16, 2011.

IV. ELECTION:

Froscher moved, seconded by Gray and carried by a vote of 7 to 0 to elect Roberts 2012 Chair.
Rivera moved, seconded by Lane and carried by a vote of 7 to 0 to elect Willson 2012 Vice Chair.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

Jeremy has investigated the Santa Barbara City exterior lighting standards. He will share copies at the next SBAR meeting.

VI. STAFF UPDATE:

Brown Act/Conflict of Interest Training

VII. STANDARD AGENDA:

Isla Vista/Goleta

**1. 11BAR-00000-00088 JP Morgan Chase Bank Commercial Improvement Isla Vista
11CDP-00000-00036 (Nicole Lieu, Planner) Jurisdiction: Coastal**

Request of George Garcia, Garcia Architecture Design, architect for the owner, JP Morgan Chase Bank, to consider Case No. 11BAR-00000-00088 for further **conceptual review/preliminary approval of commercial retail tenant improvement of approximately 1,713 square feet**. The following structure currently exists on the parcel: a commercial retail space of approximately 1,713 square feet. The proposed project will not require grading. The property is a 13,940 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero del Norte** in the Isla Vista area, Third Supervisorial District. (Continued from 7/1/11, 8/12/11, 8/26/11 & 11/04/11)

COMMENTS:

- **Great work. SBAR appreciates the effort put into this design.**
- **Make a definite design termination where new soffit ends.**
- **Option B is artistic with very nice colors. Like the door design and the white walls.**
- **White bulkhead should be constructed of something washable like tiles. If tiles, do not use the 4x4 square format tile, use instead a long format tile.**
- **Strongly suggest use of a sustainable material such as Resysta instead of Ipe.**

CONDITION:

- **Option B received preliminary approval with the condition that the corner window on the southeast elevation be retained.**

ACTION: Roberts moved, seconded by Willson and carried by a vote of 7 to 0 to grant preliminary approval of 11BAR-00000-00088.

**2. 11BAR-00000-00196 Neushel Residence Addition/Alteration Santa Barbara
(No Assigned Planner) Jurisdiction: Goleta**

Request of Mark Rowland, architect for the owners, Stephen and Suzanne Neushul, to consider Case No. 11BAR-00000-00196 for **conceptual review of residence addition/alteration of approximately 3,381 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,068 square feet. The proposed project will require approximately 304 cubic yards of cut and no fill. The property is a 0.73 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 069-201-003, located at **1195 Camino Manadero** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/16/11)

COMMENTS:

- a. **Design looks contemporary. Very nice, strong design.**
- b. **Eliminate arches in favor of more rectilinear forms.**
- c. **Pick up design elements of roof over dining area and use in other circumstances. Recommend using flat roof tile rather than red barrel tiles.**
- d. **Make all attempts to retain the existing canopy tree.**
- e. **Return for preliminary review following planner input with drawings at 24x36 inch size.**

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

- 19th District Agricultural Association**
3. **11BAR-00000-00203** **Wireless Facility** **Santa Barbara**
11AMD-00000-00013 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Margaret Chang, Black & Veatch, agent for the owner, 19th District Agricultural Association, to consider Case No. 11BAR-00000-00203 for **conceptual review of an alteration to existing wireless facility of approximately 285 square feet**. The following structures currently exist on the parcel: a horse arena with six 60 foot tall wooden utility poles. The proposed project will not require grading. The property is a 33.9 acre/square foot parcel zoned REC and shown as Assessor's Parcel Number 051-230-017, located at **3400 Calle Real** in the Santa Barbara area, Second Supervisorial District.
- ACTION: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 to withdraw 11BAR-00000-00203 at the request of Planning and Development. See Agenda Status Report.**

- Santa Barbara County Alteration**
4. **11BAR-00000-00204** **to Existing Wireless Facility** **Santa Barbara**
11AMD-00000-00014 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Margaret Chang, Black & Veatch, agent for the owner, Santa Barbara County, to consider Case No. 11BAR-00000-00204 for **conceptual review of an alteration to an existing wireless facility of approximately 630 square feet**. The following structures currently exist on the parcel: County park with one ranger building. Verizon is currently at this location as well with another monopine. The proposed project will not require grading. The property is a 19.53 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4800 Cathedral Oaks** in the Santa Barbara area, Second Supervisorial District.
- Project was not reviewed due to lack of representation.**

5. **11BAR-00000-00202** **Westerhoff As-Built Garage Conversion** **Santa Barbara**
11LUP-00000-00479 (Eric Graham, Planner) **Jurisdiction: Goleta**
Request of Esteban Solis, agent for the owner, Mark Westerhoff, to consider Case No. 11BAR-00000-00202 for **conceptual review of an as-built garage conversion of approximately 448 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,356 square feet and garage of approximately 448 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1-PR and shown as Assessor's Parcel Number 065-453-009, located at **665 Mayrum Street** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **As designed, the project is incompatible with the neighborhood.**
 - o **Fenced front yard walling out public is out of place in neighborhood.**
 - o **Parked cars in front yard area is incompatible with neighborhood.**
 - o **Paving is too extensive.**
- b. **Planner to ascertain the permit status of the existing fence. Fence is major project element and needs to be shown on plans.**
- c. **Planner to report on how this project meets the Eastern Goleta Design Guidelines while fencing off the front yard.**
- d. **Distinguish storage area from rest of house conversion.**
- e. **Reduce paving and landscape in front of the former garage door.**
- f. **Lower or eliminate fence and provide landscape plantings to soften aesthetic.**
- g. **Return with proposal for design improvements.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. **11BAR-00000-00125** **Wheeler Second Story Addition** **Hope RanNch**
11LUP-00000-00292 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline Urban**

Request of Akiko Wade Davis, architect for the owner, Gene Wheeler, to consider Case No. 11BAR-00000-00125 for **final approval of a second story addition of approximately 675 to the existing residence and garage addition of approximately 83 square feet.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet and garage of approximately 472 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/12/11 & 9/2/11 & 9/16/11)

CONDITION:

- **Project received final approval with the condition that the plaster grill be reintroduced at window J.**

ACTION: Rivera moved, seconded by Roberts and carried by a vote of 6 to 0 (Yardy absent) to grant final approval of 11BAR-00000-00125.

7. **11BAR-00000-00156**
Cunnison New Detached Garage and Attached Garage Conversion **Mission Canyon**
11LUP-00000-00468 (Kimberly McCarthy, Planner) **Jurisdiction: Mission**

Request of Ted Meeder, architect for the owners, Dan and Robin Cunnison, to consider Case No. 11BAR-00000-00156 for **revised conceptual review/preliminary approval of new detached garage of approximately 592 square feet and conversion of existing attached garage of approximately 457 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,648 square feet and attached garage of approximately 457 square feet. The proposed project will not require grading. The property is a 10,270 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-051-003, located at **1030 Crestwood Place** in the Mission Canyon area, First Supervisorial District. (Continued from 10/21/11)

COMMENTS:

- **Nice project. Good improvement to property.**
- **Add a column or planter to direct people from walking into the existing garage eave.**
- **Return with a landscape plan; research into California bungalow gardens and make it robust.**

ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 11BAR-00000-00156. Applicant to return for final approval full board.

Toro Canyon/Summerland/Carpinteria Areas

8. **7BAR-00000-00149** **Van Vliet/Grimes**
New Residence, Garage, Carport **Toro Canyon**
07LUP-00000-00390 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline- Rural**

Request of Vadim Hsu, architect for the owners, Dennis Van Vliet and Allison Grimes, to consider Case No. 07BAR-00000-00149 for **final approval of new residence of approximately 4,364 square feet, garage of approximately 648 square feet, carport of approximately 252 square feet, porch/stair of approximately 750 square feet, balcony of approximately 800 square feet and mechanical area of approximately 75 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,400 cubic yards of cut and no fill. The property is a 5-acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-040-041, located at **838 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/20/07, 10/17/08, 8/20/10 & 10/15/10 & 11/19/10)

COMMENTS:

- **Appreciate thought and work, however, project revisions add two more feet of glass to south elevation which is too much. Lower roof and lower the pitch of the roof to reduce the overall quantity of glass.**
- **Columns on west elevation could be thickened. Consider lessening total number of columns where they occur in front of doors.**
- **Return for revised preliminary/final reviews.**

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

**9. 10BAR-00000-00064 Beach Club Cottage Summerland
11CDH-00000-00054 (Joyce Gerber, Planner) Jurisdiction: Coastal**

Request of Mark Wryan, agent/architect for the owners, Beach Club Family Trust, to consider Case No. 10BAR-00000-00064 for **further conceptual review of a new residence of approximately 1,200 square feet.** The following structures currently exist on the parcel: accessory structure of approximately 1,369 square feet (to be demolished), watchman's trailer of approximately 798 square feet and a residence of approximately 1,250 square feet (to be demolished). The proposed project will require grading consisting of 0 cubic yards of cut and approximately 2,575 cubic yards of fill. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-018, located at **2825 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 5/07/10 and 12/17/2010)

COMMENTS:

- **Nicely done.**
- **Return for preliminary/final reviews following ZA action.**

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

**10. 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, 7/15/11, 8/26/11, 9/16/11 & 12/02/11)

COMMENTS:

- Really good job addressing SBAR comments. Project is going in the right direction.**
- Pushing the house back and sinking it down helped.**
- Reorienting the driveway also greatly improved the design.**
- Altering the roof plan allows some valuable visual relief and views of the sky.**

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

**11. 11BAR-00000-00073
GGG Investments, LLC Demolition/Rebuild New Two Story Residence and Carport
Conversion to Garage and New Guest House Atop Pool House/Gym Carpinteria/Toro
11CDH-00000-00024 (Nicole Lieu, Planner) Jurisdiction: Toro/Coastal**

Request of Ken Mineau, Appleton and Associates, architect for the owner, GGG Investments, LLC, to consider Case No. 11BAR-00000-00073 for **preliminary/final approval of demolition of an existing 3,294 square foot residence, construction of a new 3,818 square foot residence**

with 738 square foot basement, demolition of an existing 800 square foot carport, construction of a 653 square foot garage with a 341 square foot accessory storage space above, demolition of an existing 1,344 square foot pool cabana, construction of an attached 485 square foot pool cabana and attached 1,017 gym accessory structure with 723 square foot guesthouse above, demolition and reconstruction of a pool, construction of a 532 new trellis, entry gates, and landscaping. The following structures currently exist on the parcel: a residence of approximately 3,294 square feet, carport/storage of approximately 1,032 square feet and pool house of approximately 700 square feet and gym of approximately 644 square feet. The project would require approximately 2,000 cubic yards of cut and 500 cubic yards of fill. The property is a 1.70 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-0455, located at **3389 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District.
(Continued from 6/03/11 & 10/21/11)

ACTION: Froscher moved, seconded by Roberts and carried by a vote of 7 to 0 to drop 11BAR-00000-00073 from the agenda at the request of Planning and Development. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Martha Gary, and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, January 20, 2012 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 1:30 P.M.