



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of January 7, 2011

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
Glen Morris
Steve Willson
Jeff Yardy
Lane Goodkind
Anita Hodosy-McFaul
Anne Almy Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: Chris Price, representing CalProp, proposed revisions to the December 3, 2010 minutes, item 12 a. The SBAR will take action to revise the December 3, 2010 minutes at the January 21, 2011 meeting.

II. AGENDA STATUS REPORT: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to:

Continue Item #7 Turnbull New Residence to the meeting of January 21, 2011 at the request of the applicant.

III. MINUTES:

IV. CONSENT AGENDA:

**C-1. 10BAR-0000-00191 Weisenburger New Second Residence Santa Barbara
10LUP-00000-00216 (J. Ritterbeck, Planner) Jurisdiction: Goleta**

Request of Ron Dale and Ben Liu, agents for the owner, Tom Weisenburger, to consider Case No. 10BAR-00000-00191 for **preliminary/final on consent of a new second residence of approximately 1,199 square feet.** The following structures currently exist on the parcel: a residence with attached garage of approximately 3,392 square feet and detached tool shed of approximately 100 square feet. The proposed project will require approximately 105 cubic yards of cut and approximately 505 cubic yards of fill. The property is a 1.5 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-210-020, located at **4440 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/17/10)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to grant final approval on consent of 10BAR-00000-00191.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. ELECTION OF SBAR CHAIR AND VICE CHAIR:

Morris moved, seconded by Gray and carried by a vote of 7 to 0 to nominate Will Rivera SBAR Chair for 2011.

Roberts moved, seconded by Morris and carried by a vote of 7 to 0 to nominate Martha Gray Vice Chair for 2011.

VIII. STANDARD AGENDA:

Isla Vista/Goleta

1. 10BAR-00000-00166 Tabasgo Living Trust Cabana Replacement Santa Barbara
10LUP-0000-00433 (Erinn Briggs, Planner) Jurisdiction: Ridgeline - Rural

Request of Bildsten & Sherwin Design, architect for the owner, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00166 for **preliminary/final approval of a rebuild cabana of approximately 795 square feet due to fire.** The following structures currently exist on the parcel: proposed residence of approximately 2,350 square feet and proposed observatory currently in plan check. The proposed project will require approximately 73 cubic yards of cut and fill. The property is a 32 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010 located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 11/19/10)

ACTION: Rivera moved, seconded by Yardy and carried by a vote of 7 to 0 to grant preliminary/final approval of 10BAR-00000-00166.

2. 10BAR-00000-00202 Feldwin/Winn New Residence and Garage Mission Canyon
10LUP-0000-00493 (Brian Banks, Planner) Jurisdiction: Mission

Request of Design Apparatus, agent for the owners, Darby and Alex Feldwin and Nancy Winn, to consider Case No. 10BAR-00000-00202 for **conceptual review of a new residence of approximately 2,563 square feet and garage of approximately 531 square feet.** The following structures currently exist on the parcel: previous to fire loss, a residence of approximately 2,386 square feet and carport of approximately 1,000 square feet and tack shed of approximately 108 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 36,154.8 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-021-016, located at **1454 Tunnel Road** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. Project plans are hard to read: return with elevations drawn as line drawings only, with no rendering or shadowing.**
- b. Architecture appears tasteful while a bit bold for Mission Canyon. Some concern about scale because style can start looking commercial at a large scale. Return with plans illustrating the difference in scale between the original house and the proposed. Appreciate that second story is reduced in size from original.**
- c. Restudy entry sequence. Need to give more emphasis to entry. If garage cannot be shifted, consider extending trellis along side of garage to create an outdoor entry sequence.**

- d. **Consider reducing visual height of retaining wall through berming. Consider using stones from the site and creating a stacked rock wall instead of a cladded wall. Proposed forms of wall and stairs need to be more natural.**
- e. **Support concept for house but, through design development, incorporate as many natural materials and colors as possible to allow the project to fit into its Mission Canyon context. Select colors from site context; return with several color palette options.**
- f. **Return with grading and drainage plans as well as landscape plans. Landscape plans will need to address restoration of the site from fire damage.**

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

**3. 10BAR-00000-00196 Bartlett Residence Partial Demolition and Additions Santa Barbara Jurisdiction: Goleta
(No Assigned Planner)**

Request of Preston Mann, agent for the owners, James and Karen Bartlett, to consider Case No. 10BAR-00000-00196 for **conceptual review of a partial residence demolition of approximately 118 square feet and additions to main level of approximately 1,005 square feet and additions to lower level of approximately 717.8 square feet.** The following structures currently exist on the parcel: a residence of approximately 4.60 square feet and garage of approximately 825 square feet. The proposed project will not require grading. The property is a .78 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-051, located at **938 Via Los Padres** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speakers: Brenda Wilson, David Brink.

SBAR comments:

- a. **Project improves on existing house design.**
- b. **Return with plans showing what is existing to remain and be demolished, and what is proposed.**
- c. **Develop chimney design.**
- d. **Applicant to submit for a land use permit; planner to plan construction traffic haul route to avoid fire access road through Tucker's Grove.**

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

**4. 10BAR-00000-00188 Pratini New Two Story Residence Mission Canyon
10LUP-00000-00479/09JES-00000-00024 (Brian Banks, Planner) Jurisdiction: Mission**

Request of Don Swann, architect for the owner, Robert Pratini, to consider Case No. 10BAR-00000-00188 for **preliminary/final approval of a new two story residence with attached two car garage of approximately 2,118 gross square feet.** No structures currently exist on the parcel; previous structure destroyed in Jesusitas Fire. The proposed project will require approximately 156 cubic yards of cut and no fill. The property is a 10,782 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-017, located at **2786 Williams Way** in the Mission Canyon area, First Supervisorial District. (Continued from 12/17/10)

CONDITION:

- **Project received preliminary and final approvals with the condition that opaque glass is to be used in the exterior light fixtures.**

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 7 to 0 to grant preliminary/final approval of 10BAR-00000-00188.

5. **10BAR-00000-00201 Henderson Residence Addition Mission Canyon**
10RVP-00000-00113 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 10BAR-00000-00121 for **revised final approval of a residence addition of approximately 83 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a 6,614 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District.
- ACTION: Gray moved, seconded by Rivera and carried by a vote of 6 to 0 (Morris absent) to grant revised final approval of 10BAR-00000-00201.**

Toro Canyon/Summerland/Carpinteria Areas

6. **10BAR-00000-00182 Meredith Residence Addition and Remodel Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Douglas Beard, Ketzler, Goodman Architects, architect for the owners, Mr. and Mrs. Tom Meredith, to consider Case No. 10BAR-00000-00182 for **conceptual review of a residence addition of approximately 1,229 square feet and remodel of approximately 1,039 square feet**. The following structures currently exist on the parcel: a residence of approximately 5,020 square feet, pool equipment area of approximately 200 square feet and pool of approximately 1,250 square feet. The proposed project will not require grading. The property is a 1.86 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-480-006, located at **584 Freehaven Drive** in the Toro Canyon area, First Supervisorial District.
- COMMENTS:**
- **SBAR does not typically approve side loaded second story additions, but in the instant case, the addition is modest in size, the existing dwelling steps with the slope of the lot and the topography rises adjacent to the second story element situating it in its context and allowing it to be an acceptable solution. Addition looks like an original component of the house.**
 - **SBAR does not need story poles, but recommend them to the applicant to help in assisting neighbors in understanding project.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary approval.**

7. **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 **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.
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to continue 10BAR-00000-00193 to the meeting of January 21, 2011 at the request of the applicant. See Agenda Status Report.**

8. 10BAR-00000-00200 Nardiello Residence Additions Toro Canyon
10CDP-00000-00103 (Brian Banks, Planner) **Jurisdiction: Toro**

Request of David Beaumont, architect for the owner, David Nardiello, to consider Case No. 10BAR-00000-00200 for **conceptual review of a residence addition of approximately 2,335 square feet and covered porch and patio of approximately 2,110 square feet and open deck of approximately 215 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 1,882 square feet and garage of approximately 520 square feet. The proposed project will not require grading. The property is a 5.14 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 155-160-010, located at **3520 Foothill Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Overall project is acceptable. Scale is appropriate. Design is charming.**
- b. **Restudy proportions and hierarchy of columns.**
- c. **Return with a landscape plan that introduces at least one tree into the project.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of January 21, 2011.

9. 10BAR-00000-00186 Santa Barbara Student Housing Cooperative Mixed Use Isla Vista
10BAR-00000-00033 (Errin Briggs, Planner) **Jurisdiction: Coastal**

Request of Peikert Group Architects, April Palencia, architect for the owner, Santa Barbara Student Housing Cooperative, to consider Case No. 10BAR-00000-00186 for **further conceptual review of remodel of existing office building to commercial residence on the second floor of approximately 7,100 square feet.** The following structures currently exist on the parcel: a two story office building of approximately 7,100 square feet. The proposed project will require approximately 8.7 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 22,223 square foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-037, located at **777 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 12/17/10)

COMMENTS:

- **SBAR understand reason for stairs in their current position and approves of the design.**
- **Return for preliminary review with plant materials specifically called out on plans.**

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 Jeff Yardy moved, seconded by Steve Willson, and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, January 21, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:40 P.M.