



**ACTION: Romano moved, seconded by Willson and carried by a vote of 6 to 0 (J. Roberts absent) to grant final approval on consent of 08BAR-00000-00107.**

**C-2. 08BAR-00000-00195                      Howard New Residence                      Mission Canyon**  
**08LUP-00000-00658 (Brian Banks, Planner)                      Jurisdiction: Mission Canyon**

Request of Fred L. Sweeney, agent for the owner, William Howard, to consider Case No. 08BAR-00000-00195 for **final approval on consent of new residence of approximately 2,134 square feet and garage of approximately 486 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 1,092 square feet and garage of approximately 232 square feet. The proposed project will require approximately 48 cubic yards of cut and fill. The property is a 7,800 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-017, located at **2870 Ben Lomond Drive** in the Mission Canyon area, First Supervisorial District. (Continued from 10/03/08 & 12/19/08)

**ACTION: Romano moved, seconded by Willson and carried by a vote of 6 to 0 (J. Roberts absent) to continue 08BAR-00000-00195 for further final on consent.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

- Appeal of the SBAR approval of the Ballentyne landscape plan will be heard by the PC on Weds, 1/21/09. The SBAR unanimously assigned Jeremy Roberts to attend the PC hearing on behalf of the SBAR to answer any questions the PC may have of the SBAR in regard to this project.

**VI. STAFF UPDATE**

- Peter Imhof and Megan Lowery announced that a BAR member is needed on the Telecommunications Committee. SBAR unanimously assigned Laurie Romano as the primary BAR contact with Glenn Morris as the first backup and Will Rivera as the third.

**VII. ELECTION OF SBAR CHAIR AND VICE CHAIR:**

**C. Roberts moved, seconded by Morris and carried by a vote of 7 to 0 to nominate and elect:**

- ❖ *Will Rivera to stand as Chair and Laurie Romano to stand as Vice Chair for 2009.*

**VIII. STANDARD AGENDA:**

**Isla Vista/Goleta**

**1. 08BAR-00000-00276                      Santa Barbara**  
**Turnpike Shopping Center Roofing and New Facade                      Jurisdiction: Commercial**  
(No Assigned Planner)

Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **conceptual review of exterior remodel with new roof material, new plaster color, entrance structure enhancements , new landscaping and wall extension.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- Proposal is a step in the right direction; like roof material and color and support any improvements to the shopping center.**
- SBAR supports the proposed widened sidewalk/promenade. However, the walkway is long and the south facing storefront windows will need shade. Walkway needs to be distinguished with the addition of planters, seating areas and trellises. Trellises would also provide filtered shade of the south facing windows. Consider adding awnings.**
- New gabled facades don't relate to entry doors. Need to emphasize the locations of entries; consider popping out trellises or adding covered areas at entries.**
- Upgrade plants in existing planters or otherwise address existing planters.**
- Consider developing a master plan for parking lot trees.**
- Consider developing an overall sign plan.**

**g. Update exterior lighting.**

**h. Submit an application for land use approvals and return for further conceptual review. Project received conceptual review only, no action was taken.**

**2. 08BAR-00000-00257 Hossan Commercial Building Roof Change Isla Vista**  
**08CDP-00000-00193 (Holly Bradbury, Planner) Jurisdiction: Commercial**

Request of Ron Sorgman, architect for the owner, Michael Hossan, to consider Case No. 08BAR-00000-000257 for **preliminary/final approval of a minor roof change to a commercial structure**. The following structure currently exists on the parcel: two story commercial structure of approximately 2,464 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-113-007, located at **6546 Pardall Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08)

**COMMENTS:**

- **Applicant has done exactly what was requested of him.**
- **Project received preliminary and final approvals as presented.**

**ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (J. Roberts absent) to grant preliminary/final approval of 08BAR-00000-00257.**

**3. 08BAR-00000-00237 On the Side Tavern Trellis Enclosure/Remodel and Landscape/Hardscape Isla Vista**  
**08CDH-00000-00042 (Holly Bradbury, Planner) Jurisdiction: Coastal**

Request of Dawn Sherry, architect for the owner, Paul Edwin Olson, Trustee, to consider Case No. 08BAR-00000-00237 for **further conceptual review of a trellis of approximately 770 square feet to enclose an existing patio, new acrylic partitioning and fence enclosure, work to be preformed under Isla Vista Improvement plan to include removal of 131 square feet of existing front ADA ramp and a portion of the patio, and an area converted to be a concrete sidewalk, as well as removing 19 square feet of patio and converting area into new landscaping along right-a-way**. The following structures currently exist on the parcel: a one story commercial lease space of approximately 1,294 square feet, walk-in cooler of approximately 96 square feet and uncovered concrete patio of approximately 1,402 square feet. The proposed project will not require grading. The property is a 7,200 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-122-014, located at **6521 Pardall Road** in the Isla Vista area, Third Supervisorial District. (Continued from 11/14/08 & 12/19/08)

**COMMENTS:**

- **Extensive discussion was had regarding the extent and location of the roofed trellis area. SBAR conclusion is that the proposal as presented is acceptable. The applicant responded to all SBAR comments by minimizing the roofed portion of the trellis and by eliminating the fence.**
- **Consider adding additional trellis members or decreasing the size of the roofed portion to further emphasize the trellis.**

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

**4. 08BAR-00000-00279 St. George Eight New Three-Story Multi-Family Apartment Buildings Isla Vista**  
**08DVP-00000-00040 (Alex Tuttle, Planner) Jurisdiction: DVP**

Request of Shubin and Donaldson Architects, architect for the owner, Edward St. George, to consider Case No. 08BAR-00000-00279 for **conceptual review of eight new three-story multi-family apartment buildings each of approximately 6,780 square feet**. The following structures currently exist on the parcel: three one-story day care buildings of approximately 2,560 square feet, 850 square feet and 815 square feet. The proposed project will require approximately 665 cubic yards of cut and approximately 1,300 cubic yards of fill. The property is a 2 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-101-022, located at **870 Camino del Sur** in the Isla Vista area, Third Supervisorial District.

**ACTION: Gray moved, seconded by Rivera and carried by a vote of 6 to 0 (J. Roberts absent) to continue 08BAR-00000-00279 to the SBAR Meeting of January 30, 2009 at the request of the applicant. See Agenda Status Report.**

*Site Visit*

5. **07BAR-00000-00060 Andersen Duplex Addition Summerland**  
08CDP-00000-00176 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**  
Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **site visit of duplex addition of approximately 364 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structure currently exists on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07 & 4/27/07 & 12/19/08)  
**Project received a site visit only, no comments were generated. Further conceptual review was given later this day.**
6. **Discussion Item Isla Vista Outdoor Dining Guidelines for Design/Construction**  
(Jeff Lindgren, Planner) Isla Vista  
**Request of County Redevelopment Agency and Pacific Coast Land Design, consultant for the Redevelopment Agency, for a courtesy review of the proposed *Isla Vista Outdoor Dining Guidelines for Design and Construction.* The Redevelopment Agency seeks to encourage the use of the public Right-of Way for outdoor cafés in downtown Isla Vista and proposes guidelines for design and construction of outdoor dining areas including standards for materials and finishes for railings, tables, seating, landscape planters, lighting, trellises, etc. The overall program has been presented to the BAR in the past. These guidelines are intended to provide business owners with clear design and construction direction for establishing an outdoor dining area while minimizing the regulatory burden of additional review. Projects that propose outdoor dining inconsistent with these guidelines would require additional review. The guidelines and the outdoor dining program will apply only in Isla Vista, Third Supervisorial District.**
- COMMENTS:**
- a. Concerned that implementation of barrier program will obstruct the County's interest in ensuring a dynamic pedestrian environment that integrates buildings with the streetscape; don't want to end up with a straight shot of barriers down the streetscape.
  - b. Appreciate flexibility granted to individual owners; consider allowing non-barrier options.
  - c. Reconsider prohibition against corner occupancy.
  - d. Concerned that sidewalks may get chewed up with revolving tenant improvements; need to plan for it. Consider a notation that if barriers are removed the new tenant is encouraged to reuse the existing infrastructure.
  - e. No stucco walls should be allowed under this program as the SBAR believes walls would need their design review.
  - f. Bicycle space parking discussion on page 6 needs context. Also on page 6, eliminate acrylic panel option.
  - g. Re., figure 3.2: graphically dimension the allowable height of the barriers.
  - h. Re., section 3.2, be clear to make a statement that owners can come to the SBAR if they want to deviate from the design standards laid out in the booklet.
  - i. Address gas heaters.
  - j. Allow for resin materials.
  - k. Glazed ceramic pots are not necessarily durable enough for Isla Vista; reconsider.
- Project was a discussion item only, no action was taken.**

7. **08BAR-00000-00126 Nasir Garage Addition/ Retaining Wall Santa Barbara**  
08LUP-00000-00252 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Brian Miller, agent for the owner, Ma'an Nasir, to consider Case No. 08BAR-00000-00126 for **final approval of garage addition to existing garage of approximately 319 square feet and a new retaining wall.** The following structures currently exist on the parcel: residence of approximately 5,484 square feet, garage of approximately 440 square feet and guest house of approximately 798 square feet. The proposed project will require no cubic yards of cut and approximately 5 cubic yards of fill. The property is a 45.59 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-004, located at **1455 La Vista** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/25/08 & 11/14/08)
- CONDITION:**
- **Project received final approval with the condition that in the area of the shallow slide, the Ceanothus, which is shallow rooted, shall be mixed in with Rhus (species to match that existing on site).**
- ACTION:** Gray moved, seconded by Morris and carried by a vote of 7 to 0 to grant final approval of 08BAR-00000-00126 as conditioned by the Board of Architectural Review members present for this project.
8. **08BAR-00000-00099 Heatwole New Residence Santa Barbara**  
04LUP-00000-00602 (Mark Walter, Planner) **Ridgeline: Rural**  
Request of Vadim M. Hsu, architect for the owners, Mark & Sarah Heatwole, to consider Case No. 08BAR-00000-00099 for **revised final approval to consider the lighting plan of a new residence of approximately 2,375 square feet, with attached garage of approximately 512 square feet and guest house of approximately 799 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 850 cubic yards of cut and approximately 380 cubic yards of fill. The property is a 6.3 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 153-390-008, located at **5651 West Camino Cielo** in the Santa Barbara area, Third Supervisorial District. (Continued from 6/06/08 & 9/05/08)
- CONDITION:**
- **Project received revised final with condition that hanging moonlighter fixture is to be eliminated from the plan and wattages are to be as low as possible.**
- ACTION:** C. Roberts moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Romano abstains, Morris absent) to grant revised final approval of 08BAR-00000-00099 as conditioned.
9. **08BAR-00000-00271 Cushman New Residence, Guesthouse and Garages Santa Barbara**  
08LUP-00000-00717 (Sarah Clark, Planner) **Jurisdiction: Goleta**  
Request of Gregory C. Jenkins, architect for the owners, Lee and Kathryn Cushman, to consider Case No. 08BAR-00000-00271 for **conceptual review of a new residence with garage of approximately 5,089 square feet and guesthouse with garage of approximately 998 square feet.** The following structure currently exists on the parcel: a shed of approximately 288 square feet. The proposed project will require approximately 500 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 40 acre parcel zoned MT-40 and shown as Assessor's Parcel Number 153-170-024, located at **1755 N. Fairview Avenue** in the Santa Barbara area, Second Supervisorial District.
- COMMENTS:**
- Nice project; architecture is pleasant.**
  - Style is on the verge of being craftsman; push style as desired.**
  - Confirm SRA building standards.**
  - Re., the guest house, minimize the difference between the floor levels.**
  - Return with landscaping; trees should be positioned to screen the house while focusing views.**
  - Project may return for preliminary review.**

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

10. **08BAR-00000-00277 Manchester Residence Addition and Remodel Santa Barbara**  
08LUP-00000-00726 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Gregory C. Jenkins, architect for the owners, Brent and Carla Manchester, to consider Case No. 08BAR-00000-00277 for **conceptual review of a residence addition of approximately 498 square feet and interior remodel**. The following structures currently exist on the parcel: a residence of approximately 1,573 square feet and garage of approximately 451 square feet. The proposed project will not require grading. The property is a 20,038 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-012, located at **583 Via Rueda** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- **Very reasonable proposal which conforms to the Eastern Goleta Design Guidelines.**
- **Project may return for preliminary/final on consent.**

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

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

11. **08BAR-00000-00282 Parkinson Demolition/New Residence Mission Canyon**  
(No Assigned Planner) **Jurisdiction: Ridgeline- Urban**

Request of Richard Redmond, architect for the owner, Brent Parkinson, to consider Case No. 08BAR-00000-00282 for **conceptual review of a demolition of a residence of approximately 914 square feet and garage of approximately 334 square feet and rebuild of a new residence of approximately 2,262 square feet**. The following structures currently exist on the parcel: a residence of approximately 914 square feet and garage of approximately 334 square feet. The proposed project will require approximately 61 cubic yards of cut and approximately 179 cubic yards of fill. The property is a .21 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-122-002, located at **1056 Cheltenham Road** in the Isla Vista area, Third Supervisorial District.

**COMMENTS:**

- Good start. Needs to come together a bit more as design develops; style should be internally consistent; keep materials simple.**
- Success of building will be in how volumes are addressed and in harmony of shapes. Study the way materials relate to forms; check height limitations.**
- South elevation is good; north elevation stepped detail doesn't work; restudy.**
- Return for further conceptual review with north elevation showing retaining wall.**

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

12. **08BAR-00000-00204 Goldberg New Residence, Garage and Retaining Walls Hope Ranch**  
08LUP-00000-00497 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Douglas Beard, architect for the owners, Bryan and Sharon Goldberg, to consider Case No. 08BAR-00000-00204 for **final approval of a new two story residence of approximately 3,899 square feet (1<sup>st</sup> floor of approximately 2,475 square feet and 2<sup>nd</sup> floor of approximately 1,424 square feet), attached garage of approximately 1,216 square feet, attached covered patio of approximately 510 square feet and 600 linear feet of retaining walls**. No structures currently exist on the parcel. The proposed project will require approximately 2,480 cubic yards of cut and approximately 370 cubic yards of fill. The property is a 1.34 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-292-010, located at **549 Via Tranquila** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/03/08 & 12/05/08)

**ACTION: Gray moved, seconded by J. Roberts and carried by a vote of 7 to 0 to grant final approval of 08BAR-00000-00204.**

**13. 08BAR-00000-00124 Koke Demolition/New Residence Hope Ranch**  
**08LUP-00000-00257 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban**

Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 08BAR-00000-00124 for **further conceptual review/preliminary approval to allow demolition of the existing residence, attached garage, carport and pool totaling approximately 5,841 square feet and construction of a new residence of approximately 5,725 square feet with attached garage of approximately 549 square feet, cabana of approximately 495 square feet and a pool.** The following structures currently exist on the parcel: a residence of approximately 4,205 square feet (to be demolished), garage of approximately 795 square feet (to be demolished), carport (to be demolished), pool (to be demolished) guest house of approximately 800 square feet, exercise room of approximately 800 square feet, detached garage of approximately 1,050 square feet, shop of approximately 200 square feet and storage of approximately 795 square feet. The proposed project will require approximately 800 cubic yards of cut and fill. The property is a 4.8 acre zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 7/25/08 & 11/14/08)

**CONDITION:**

- **Project received preliminary approval with the condition that exterior lights use an opaque opalescent lens.**

**ACTION:** Willson moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00124 as conditioned.

**Toro Canyon/Summerland/Carpinteria Areas**

**14. 07BAR-00000-00060 Andersen Duplex Addition Summerland**  
**08CDP-00000-00176 (J. Ritterbeck, Planner) Jurisdiction: Summerland**

Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **further conceptual review of duplex addition of approximately 364 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structure currently exists on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07 & 4/27/07 & 12/19/08)

**COMMENTS:**

- General support for architecture although applicant is encouraged to restudy design to consider SBAR concerns regarding massing.**
- Similarity to adjacent boxy house detracts from character of Summerland. Discriminate massing. Step top floor back to provide relief on elevation.**
- Continued concern about transition of materials from duplex to lower deck.**
- West elevation second story porch is unwieldy as a square; redesign to make it long and narrow.**
- In a straw vote, the majority of SBAR members support the flat roof design.**
- Project may return for preliminary/final reviews.**

**Public Comments:**

**Public speakers: Carlin Moyer, John Levin, Jeff O'Neil, Tom Evans.**

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

**15. 08BAR-00000-00267 McGraw Residence Addition Toro Canyon**  
**08CDP-00000-00191 (Lisa Martin, Planner) Jurisdiction: Toro**

Request of Dr. Edo McGowan, agent, Donald Hogarth, architect for the owner, E. A. McGraw, to consider Case No. 08BAR-00000-00267 for **preliminary/final approval of a residence addition of approximately 620 square feet and a detached accessory structure of approximately 320 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,000 square feet. The proposed project will not require grading. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-013, located at **3152 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/19/08)

**ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 7 to 0 to grant preliminary approval of 08BAR-00000-00267. Applicant to return for final approval on consent. No additional comments were made by the Board of Architectural Review members present for this project.**

**16. 07BAR-00000-00204 Frenkel New Residence and Guesthouse Toro Canyon**  
**07LUP-00000-00840(J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural**

Request of Stephen R. Frenkel, architect for the owners, Steve and Terri Frenkel, to consider Case No. 07BAR-00000-00204 for **preliminary/final approval of a new two-story residence of approximately 3,480 square feet with an attached 2-car garage of approximately 537 square feet and guesthouse of approximately 800 square feet.** No structures currently exist on the property. The proposed project will require approximately 2,050 cubic yards of cut and approximately 1,320 cubic yards of fill. The property is a 3.79 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-080-052, located at **2850 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 8/24/07, 3/14/08, 9/19/08 & 10/24/08 & 12/05/08)

**COMMENTS:**

- **Extensive discussion was had regarding the difference between the architectural character of the rendering as compared to the computer drawings, with full SBAR support for the character of the rendering. Preliminary approval was based on the character of the rendering with the applicant's assurance that details will prove out, with the exception of the stone veneer at the base.**
- **Consider SRA (fire) codes when detailing project.**
- **Project received preliminary approval with condition that watertable be battered.**

**Public speaker: Paul Recsei.**

**ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 2 (Gray and Romano opposed, C. Roberts absent) to grant preliminary approval of 07BAR-00000-00204.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Glen Morris and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, January 30, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 5:00 P.M.