



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 21, 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, Martha Gray, 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		
Steve Willson		
Jeff Yardy		
Lane Goodkind		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** Roberts moved, seconded by Goodkind and carried by a vote of 4 to 0 (Morris, Willson and Rivera absent) to:
 - Continue Item # 7 Turnbull New Residence to the meeting of February 4, 2011 at the request of the applicant and Planning and Development.
- III. MINUTES:** Roberts moved, seconded by Yardy and carried by a vote of 5 to 0 (Morris and Rivera absent) to approve the Minutes of January 7, 2011.
- IV. CONSENT AGENDA:** None
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- VI. STAFF UPDATE:** None.

STANDARD AGENDA:

Isla Vista/Goleta

1. **11BAR-00000-00001 Toor First and Second Story Residence Addition Goleta**
(No Assigned Planner) **Jurisdiction: Goleta**
Request of Edward V. Deras, agent for the owner, **Iqbal K. Toor**, to consider Case No. 11BAR-00000-00001 for **conceptual review of a first floor residence addition of approximately 387 square feet and second floor addition of approximately 1,215 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,373 square feet and garage of approximately 441 square feet. The proposed project will require approximately 13 cubic yards of cut and no fill. The property is a .20 acre parcel zoned R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speaker: Sofia Nedic

SBAR Comments:

- a. Mass, bulk, scale and height are within reason.
- b. Aesthetically nicer than previous approval, however, very busy design with lots of variation in architectural detailing (some craftsman, some Mediterranean); simplify architectural detailing to focus on a specific style.
- c. Restudy east elevation to add some articulation to two story elevation.
- d. Improve aesthetic of the garage door.
- e. Consider installing plants (tree and or hedge) along eastern property line for separation and privacy from neighbor.
- f. Applicant encouraged to look at a recent remodel on Rhoades Dr. (same original footprint as subject house and same lot size) which is very successful in its craftsman detailing.
- g. Apply for a LUP and get planner input.
- h. Return for further conceptual review with a landscape plan.

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

2. **10BAR-00000-00062 Essex Property Trust Monument Sign Goleta**
10CUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**
Request of Tracy Parker, Woflpack Sigh Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00062 for **preliminary approval of one monument sign of approximately 27.53 square feet.** The following structures currently exist on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **775 Camino Del Sur** in the Goleta area, Third Supervisorial District. (Continued from 5/07/10, 6/18/01, 7/02/10 & 7/16/10 & 12/03/10)

COMMENTS:

- Project was denied preliminary approval on the basis of the SBAR not being able to make SBAR findings 2 and 10.
 - ❖ Specifically, at six feet tall by five feet wide, the sign is too tall as sited adjacent to the street and unbalanced overall. Moreover, the sign is not in conformance with the individualistic, funky character of Isla Vista. This sign could be located in any city in the US as it exhibits no sense of place.

ACTION: Robert moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Morris absent) to deny 10BAR-00000-00062.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **10BAR-00000-00204** **Grimes Demolition/New Residence** **Hope Ranch**
10MOD-00000-00003 **Jurisdiction: Ridgeline/Modification – Urban/Coastal**
10CDP-00000-00104 (Allen Bell, Planner)

Request of Peter Becker, architect for the owners, Brett and Marisa Grimes, to consider Case No. 10BAR-00000-00204 for **conceptual review of demolition of an existing residence and accessory structures and construction of a new residence of approximately 4,171 square feet, attached garage of approximately 621 square feet, loggia of approximately 460 square feet, decks of approximately 740 square feet, uncovered patios of approximately 660 square feet, driveway of approximately 5,500 square feet, pool of approximately 675 square feet, and retaining walls of approximately 410 linear feet. The project also includes a proposed modification to reduce the required front setback from 75 feet to 62 feet.** The following structures currently exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 960 cubic yards of cut and 960 cubic yards of fill. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at **4015 Corta Road** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. **Big program on a very constrained site. Fairly massive. Will need a site visit with story poles to fully understand the implications of the design on the site.**
- b. **OK with roof height.**
- c. **Consider a trellis at the southern three story elevation to break the mass up further with a structure and landscape materials.**
- d. **Will need a landscape plan; happy to see *Eucalyptus globules* removed from south side of lot in association with undergrounding of utilities but trees will need to be replaced with lower growing trees and including at least a few specimen size trees. Show site section with trees at maturity.**

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

Toro Canyon/Summerland/Carpinteria Areas

4. **10BAR-00000-00207** **Van Wingerden Greenhouse** **Toro Canyon**
10DVP-00000-00010 (Julie Harris, Planner) **Jurisdiction: CA Overlay & Toro**

Request of Bradley R. Miles, agent for the owners, June and Rene Van Wingerden, to consider Case No. 10BAR-00000-00207 for **conceptual review of a greenhouse of approximately 264,500 square feet.** The following structures currently exist on the parcel: three plant shelters for a total of approximately 123,000 square feet. The proposed project will not require grading. The property is a 13.655 acre parcel zoned AG-I-10 with the CA Overlay and shown as Assessor's Parcel Number 005-310-024, located at **3889 Foothill Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

COMMENTS:

- **Because the site is not publically visible and greenhouses perpetuate the character of this area in Carpinteria, project is acceptable.**
- **Make retention basins attractive; consider vegetating swales.**
- **Try to incorporate bioremediation treatment wherever possible.**
- **Return for preliminary review with cut sheets of the greenhouse structures and details of the bioswales etc.**

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

5. **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 **preliminary/final review of a residence addition of approximately 2,335 square feet and covered porch of approximately 1,958 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 5.01 acre parcel zoned AG-1-10 and shown as Assessor's Parcel Number 005-280-034 & 155-160-010, located at **3520 Foothill Road** in the Coastal Toro Canyon area, First Supervisorial District. (Continued from 1/07/11)
- COMMENTS:**
- **Project received preliminary approval with the condition that a Platanus racemosa be planted at 15 gc size in location as indicated in pencil on approved plans.**
 - **Return for final on consent with color and material board.**
- ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 to grant preliminary approval of 10BAR-00000-00200. Applicant to return for final approval on consent at the SBAR meeting of February 4, 2011.**
6. **09BAR-00000-00136** **Cruces/Lohman, LLC SFD Remodel & New Addition** **Toro Canyon**
09CDP-00000-00071 (Julie Harris, Planner) **Jurisdiction: Ridgeline Rural/Toro**
Request of Richele Mailand, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for **preliminary/final approval of after-the-fact remodel and additions to an existing SFD including garage conversion of approximately 484 square feet and net addition of approximately 164 square feet; new SFD addition of approximately 1,407 square feet; and new detached guest house/accessory structure with a guest house of approximately 781 square feet, personal office of approximately 244 square feet, approximately 600 square feet of storage area below, and demolition of 446 square feet of guest house decks and construction of new guest house terraces and decks of approximately 624 square feet; and after-the-fact development of a new pump house of approximately 100 square feet.** Three coast live oak trees have been removed. The project includes **680 lineal feet of retaining walls, 795 lineal feet of decorative walls, grading and road improvements for fire access and approximately 960 cubic yards of cut and 960 cubic yards of fill, which have already occurred.** The following structures currently exist on the parcel: a residence of approximately 2,576 square feet, garage of approximately 484 square feet (converted as above) and storage shed (recently demolished) of approximately 240 square feet. A 797 square foot guest house with 446 square feet of decks has been demolished in same footprint of the new guest house/accessory structure. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 9/11/09, 5/7/10, 11/19/10 & 12/17/10)
- CONDITON:**
- **Project received final approval with the condition that berm at the guest house is to be undulated in the field to appear natural.**
- ACTION: Rivera moved, seconded by Yardy and carried by a vote of 6 to 0 (Morris absent) to grant preliminary/final approval of 09BAR-00000-00136.**
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. (Continued from 1/07/11)

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 4 to 0 (Rivera, Morris and Willson absent) to drop 10BAR-00000-00193 from the agenda at the request of the applicant and Planning and Development. See Agenda Status Report.

Item 8 is on the agenda for an action to revise the Approved December 3, 2010 SBAR Minutes.

8. **10BAR-00000-00165**

**CALPROP I, LLC Residential Partial Demolitions/Additions
and Guest House Remodel**

Summerland

(Errin Briggs, Planner)

Jurisdiction: Coastal

Request of Chris Price, agent for the owner, CALPROP I, LLC, to consider Case No. 10BAR-00000-00165 for **conceptual review of demolition/remodel/additions of a residence of approximately 17,160 square feet and demolition/remodel of a guest house approximately 655 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,459 square feet with basement of approximately 384 square feet, carport of approximately 860 square feet, guest house of approximately 655 square feet and cabana not including equipment room of approximately 400 square feet. The proposed project will not require grading. The property is a 10 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-011, located at **2779 Padaro Lane** in the Summerland area, First Supervisorial District.

(Continued from 11/19/10 & 12/03/10)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to approve the revision made in Comment (a) and to read as follows:

- a. **The SBAR has no concern with the square footage of the house as the visible portion approximately equals the size of the SBAR approved Renker estate (several parcels to the east), the full basement does not add to the height or visual mass of the structure and the applicant indicated they would restrict development of the total 13 acre area that will be the subject of the Lot Line Adjustment to only two parcels rather than the four allowed by zoning.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Lane Goodkind moved, seconded by Jeff Yardy, and carried by a vote of 6 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 4, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:20 A.M.