



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of January 30, 2009**

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
Laurie Romano Vice Chair
Martha Gray
Jeremy Roberts
Glen Morris
Steve Willson
Anita Hodosy-McFaul
Anne Almy Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Chris Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT:

Romano moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to:

- Continue Item #1 08BAR-00000-00279 St. George Eight New Three-Story Multi Family Apartment Buildings to the meeting of February 13, 2009 at the request of the applicant.

III. MINUTES: J. Roberts moved, seconded by Romano and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to approve the Minutes of January 16, 2009.

IV. CONSENT AGENDA:

C-1. 08BAR-00000-00063 Ledbetter Residence Rebuild After Fire Santa Barbara
08MOD-00000-00016 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**

Request of Emmanuelle and John Ledbetter, owners, to consider Case No. 08BAR-00000-00063 for final approval on consent to allow the construction of a covered front porch of approximately 222 square feet to a previously approved residential fire rebuild of approximately 1,797 square feet, porch of approximately 110 square feet and garage of approximately 490 square feet. The following structures currently exist on the parcel: residence of approximately 1,655 square feet, garage of approximately 476 square feet and tool shed of approximately 36 square feet. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-081-016, located at **4511-A Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/11/08 & 7/25/08 & 12/05/08)

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- PC does not want representation from the BARs at their appeal hearings.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 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. (Continued from 1/16/09)

ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to continue 08BAR-00000-00279 to the meeting of February 13, 2009 at the request of the applicant. See Agenda Status Report.

2. 08BAR-00000-00168 Isla Vista Redevelopment Agency Parking Lot Isla Vista

08DVP-00000-00023 (Errin Briggs, Planner) **Jurisdiction: Permit Development Plan**
08CUP-00000-00039/08CDP-00000-00076

Request of Steve Wang, architect and Todd Morrison, Santa Barbara County General Services, agent for the owner, Santa Barbara County Redevelopment Agency, to consider Case No. 08BAR-00000-00168 for **preliminary/final approval of a parking area of approximately 17,858 square feet.** No structures currently exist on the parcel. The proposed project will require 600 cubic yards of grading. The property comprises two parcels totaling 0.41 acres and is zoned C-2 and SR-H and shown as Assessor's Parcel Numbers 075-111-014 and 075-111-006, located at **881 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08 & 12/19/08)

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (C. Roberts and Morris absent) to grant preliminary/final approval of 08BAR-00000-00168. No additional comments were made by the Board of Architectural Review members present for this meeting.

3. 08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista

09DVP-00000-00002 (Errin Briggs, Planner) **Jurisdiction: Coastal**
09TPM-00000-00001

Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **further conceptual review of new mixed-use building of approximately 12,385 (C-2 Site) and 4,120 square feet (SRH-2 Site) for approximate total of 16,505 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 3,877 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08)

COMMENTS:

- a. **The SBAR appreciates the applicant for responding to SBAR comments.**
- b. **The project's reduced height improves its streetscape presence.**
- c. **Fun project; success will be found in the details.**
- d. **Continue development of design towards contemporary style. SBAR would prefer creative contemporary details instead of wood details.**
- e. **Encourage continued playfulness: create different planes; add more angles.**
- f. **Consider including planting areas on inside courtyards at townhouses. Site walls need further development.**

Project ready for preliminary approval. Return following PC.

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

4. Briefing Sam's To Go Restaurant Façade Improvement Isla Vista
(Jeff Lindgren, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of Sam's To Go Restaurant, architect Karl Kras, to brief the Board regarding design of façade improvement for Sam's To Go Restaurant. Java Jones and IV bicycle Boutique. Improvements include paint, trellis structures, parapets, relocation of signage, lighting, and new entryway design and outdoor dining area. The property is located at **6560 Pardall Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Supportive of project and direction.**
- b. **While project is an improvement over the existing situation and the design concept is acceptable, the project is visually chaotic. Need to include a thread of uniformity to allow individual elements to pop.**
- c. **Colors will be critical; encourage colorful palette to complement materials.**
- d. **Appreciate the varied heights of the trellises; consider varying materials as well.**
- e. **Consider using garage doors at the streetscape which could be open during good weather and closed during rain.**
- f. **Incorporate trash and recycling receptacles into the design.**
- g. **Railing design is bulky and appears barricade-like: restudy.**

Project was for a briefing and comments only, no action was taken.

5. Briefing Caje Café Façade Improvement Isla Vista
(Jeff Lindgren, Planner)

Request of Santa Barbara County Redevelopment Agency, architect Shubin and Donaldson Architects Inc., to brief the Board regarding design facades improvement for Caje Café. Improvements include façade, trellis elements for strong tenant identification, distinctive paint scheme and color accents. The property is located at **901 Embarcadero Del Norte**, in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **SBAR is supportive of implementing a façade improvement, however as proposed, the design accentuates the monolithic nature of the existing building and improvements appear like appliqué rather than being integrated into the building; design needs more resolution.**
- b. **Design seems confused and tripartite; needs cohesiveness and identity. Push direction toward either contemporary or renovated traditional.**
- c. **Restudy the entry doors; they could become a centerpiece.**
- d. **Consider painting wall behind trellis a different color.**

Project was for a briefing and comments only, no action was taken.

Mission Canyon/Santa Barbara/Hope Ranch Areas

6. 07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon
07LUP-00000-00745 (Eric Gage, Planner) Jurisdiction: Ridgeline - Rural
Request of Robert Mehl, architect for the owner, Cornelia Corbett, to consider Case No. 07BAR-00000-00107 for **revised final approval of a demolition of existing residence and construction of new residence of approximately 1,800 square feet, conversion of a garden shed to be a 438 square foot guest house with a 217 square foot balcony, a 314 square foot yurt to be used as a dance studio, and a new 600 square foot swimming pool with a 1,375 square foot patio.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds of approximately 438, 155 and 101 square feet. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07, 11/30/07, 5/9/08, 6/20/08, 9/5/08 & 9/19/08)

ACTION: Romano moved, seconded by Morris and carried by a vote of 6 to 0 (C. Roberts absent) to grant revised final approval of 07BAR-00000-00107. No additional comments were made by the Board of Architectural Review members present for this project.

7. 06BAR-00000-00025 Tabasgo Trust Demo/New Residence Santa Barbara
06LUP-00000-00841 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Rural
Request of Neumann, Mendro Andrulatitis, architect for the owner, Tabasgo Trust, to consider Case No. 06BAR-00000-00025 for **preliminary/final approval of a new residence of approximately 4,142 square feet with a detached garage of approximately 969 square feet, two water storage tanks of approximately 20,000 gallons each, and demolition of existing residence of approximately 2,323 square feet (covered patio of approximately 2,000 square feet will be built on portion of existing pad.)** (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.). The following structures currently exist on the parcel: a residence with carport of approximately 2,323 square feet, pool cabana of approximately 100 square feet, enclosed gazebo of approximately 100 square feet, three accessory structures of approximately 100 square feet each, three water storage of approximately 5,000 gallons each and one water storage of approximately 10,000 gallons. The proposed project will require approximately 2,500 cubic yards of cut and approximately 2,000 cubic yards of fill. The property is a 32.05 acre parcel zoned 1-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 3/24/06)

COMMENTS:

- **Excellent project. Ready for final on architecture.**
 - **Need developed landscape and irrigation plans.**
- Return for preliminary and final reviews with landscape, irrigation and details.**

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (C. Roberts absent) to continue 06BAR-00000-00025 for further preliminary/final approval. Applicant to return on February 13, 2009.

Toro Canyon/Summerland/Carpinteria Areas

8. 08BAR-00000-00184 McCarthy Residence Addition and New Garage Carpinteria
08CDP-00000-00182 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Rural
Request of Ted Meeder, architect for the owners, Kevin and Marianne McCarthy, to consider Case No. 08BAR-00000-00184 for **further conceptual review of a residence addition of approximately 949 square feet and guest house of approximately 560 square feet with new two garage of approximately 528 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,049 square feet and attached garage of approximately 549 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 3.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-120-022, located at **7331 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/19/08)

COMMENTS:

- a. **Height exemption for second story, based on good design, would be supported (straw vote, four in favor) insofar as revised massing helps the structure. However, SBAR strongly suggests considering a single story solution. Additionally, if two story solution is pursued, consider bringing master bath and closet into the house to avoid side loaded appearance of the two story element.**
- b. **Entry element shall conform to the 16 foot height limit and make entry door taller to improve proportions.**
- c. **Huge challenge to change the style of the house from California Ranch to California Spanish Revival; focus must be given to the standard details and tenants of the desired style (e.g., walls need to be thick).**
- d. **Birdhouse chimney is objectionable as an isolated protruding object.**
- e. **Consider how the backyard will be used and reduce the proposed lawn area while still creating a useable space.**

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

9. **08BAR-00000-00275 Lucovsky Remodel and New Garage Toro Canyon**
08CDH-00000-00045 (Nicole Mahsore, Planner) **Jurisdiction: Toro/Coastal**
08VAR-00000-00005

Request of Mary Andrulaitis, architect for the owners, Mark and Cindy Lucovsky, to consider Case No. 08BAR-00000-00275 for **conceptual review of a new garage of approximately 235 square feet, interior remodel of an existing detached bath and laundry and partial exterior door and window changes to the main residence. The project includes a request for a Variance to the required front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,410 square feet and detached bath/laundry area of approximately 73 square feet. The proposed project will require less than 50 cubic yards of cut and fill. The property is a .23 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-021, located at **3605 Padaro Lane** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Well executed, modest project.**
- b. **SBAR is very supportive of maintaining original architectural intent.**
- c. **SBAR is in support of requested variance.**

Return for further conceptual/preliminary/final reviews following ZA action.

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

10. **09BAR-00000-00002 Overgaag New Residence and Workshop Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**

Request of Alex Pujo, architect for the owners, Pete and Shelley Overgaag, to consider Case No. 09BAR-00000-00002 for **conceptual review of a new residence of approximately 3,800 square feet, attached garage of approximately 580 square feet and workshop of approximately 870 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 5.23 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Numbers 155-120-068, -070, located at **2886 East Valley Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Potential to be very charming.**
- b. **Ranch style very appropriate to the area.**
- c. **Great start; materials will be important.**
- d. **Check into SRA building standards**

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

11. 09BAR-00000-00004 “The Barbecue Company” Wall Signage Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro/Coastal/Signage**

Request of Gary Neilson and Central coast Signs, agents for the owner, Steve Kent, to consider Case No. 09BAR-00000-00004 for **conceptual review of a wall sign of approximately 90 square feet**. The following structure currently exists on the parcel: commercial restaurant. The proposed project will not require grading. The property is a .68 acre parcel zoned C-1 and shown as Assessor’s Parcel Number 005-450-009, located at **3807 Santa Claus Lane** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. Sign does not reflect the beach character of the area.**
- b. Reconsider materials; eliminate plastic in favor of wood background.**
- c. Use dimensional letters pinned to the wood to add shadow and detail.**
- d. Reconsider shape of sign; very uncreative, too long and linear.**
- e. Differentiate chimney from the sign.**
- f. Too much text; limit text to name of business.**
- g. Sign shall have no florescent type colors.**

Project received conceptual review only, no action was taken.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Laurie Romano, and carried by a vote of 6 to 0 (Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 13, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:30 P.M.