



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of February 1, 2008

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, Jeremy Roberts, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair
Jeremy Roberts	Vice Chair
Laurie Romano	
Will Rivera	
Glen Morris	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Valerie Froscher and Martha Gray

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT: Rivera moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher and Gray absent) to:

- **Continue Item C-3 07BAR-00000-00278 Briner Garage Conversion to the meeting of February 15, 2008 at the request of the applicant.**

III. MINUTES: J. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Froscher and Gray absent) to approve the Minutes of January 18, 2008.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00235 Kleidermacher Addition/Interior Remodel Goleta
07LUP-00000-00733 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Allen Fidler, agent for the owners, David and Tamara Kleidermacher living trust, to consider Case No. 07AR-00000-00235, for **final approval on consent of a one story residential addition of approximately 1,797 square feet. The additions include an entry addition of approximately 120 square feet, a bed/bath addition of approximately 274 square feet, a master suite addition of approximately 705 square feet and conversion of the existing garage to habitable space, as well as a new attached garage of approximately 809 square feet.** The following structures currently exist on the parcel: residence of approximately 1,880 square feet with an attached garage of approximately 550 square feet. The proposed project will not require grading. The property is a 0.62 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number **069-181-006**, located at **1127 Camino Manadero** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/05/07, 11/30/07, 12/14/07, 1/04/08, and 1/18/08)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Froscher and Gray absent) to grant final approval on consent of 07BAR-00000-00235.

C-2. 07BAR-00000-00146 Jaffe New Residence and Garage Summerland
07CDP-00000-00089 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Rural**
07CDP-00000-00089

Request of Alicia Harrison of Hatch & Parent, and agent for the owner, Michael and Jann Jaffe, to consider Case No. 07BAR-00000-00146 for **final approval on consent of a new residence of approximately 3,490 square feet with a basement of approximately 948 square feet and new detached three car garage of approximately 747 square feet, detached accessory structure of approximately 697 square feet located below the garage. Also proposed are decks of approximately 2,014 square feet, a pool of approximately a 472 square feet, and spa of approximately 102 square feet. Also, the new SFD will have an average plate height of 9'-5" throughout the entire house, and within the Summerland Community Plan area a 10% FAR penalty for plate heights over 9'-0" on small lots resulting in a maximum allowable floor area of 4,455 square feet (SFD + garage). The new 4,438 structure has been designed to be under this maximum.** No structures currently exist on the parcel. The proposed project will require approximately 1,189 cubic yards of cut and approximately 1,198 cubic yards of fill. The property is a 1.0 (*gross*) acre parcel zoned AG-1-20 and shown as Assessor's Parcel Number 005-080-011, located at **380 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 6/22/07, 9/07/07, 10/05/07 & 11/02/07 & 12/14/07)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Froscher and Gary absent) to grant final approval on consent of 07BAR-00000-00146.

C-3. 07BAR-00000-00278 Briner Garage Conversion Santa Barbara
07LUP-00000-00732 (Lisa Martin, Planner) **Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Alice Briner, to consider Case No. 07BAR-00000-00278 for **final approval on consent of a garage conversion of approximately 441 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,366 square feet and attached garage of approximately 441 square feet. The proposed project will not require grading. The property is a 11,630 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 061-020-094, located at **4645 Tajo Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07 & 1/18/08)

ACTION: Rivera moved, seconded by Romano and carried by a vote of 5 to 0 (Froscher and Gray absent) to continue 07BAR-00000-00278 to the meeting of February 15, 2008 at the request of the applicant. See Agenda Status Report.

C-4. 07BAR-00000-00329 Enclosures, Exterior Change and ATM Machine Santa Barbara
07SCD-00000-00056 (Seth Shank, Planner) **Jurisdiction: Goleta**

Request of A & S Engineering, agent for the owner, John Price, to consider Case No. 07BAR-00000-00329 for **final approval on consent of a new 7'x 15' equipment enclosure, 7'x 7' recycling enclosure, exterior stucco finish to an existing service station and new ATM Machine.** The following structures currently exist on the parcel: Existing service station/foodmart and canopies. The proposed project will not require grading. The property is zoned C-H and shown as Assessor's Parcel Number 067-320-037, located at **175 Turnpike Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Froscher and Gary absent) to grant final approval on consent of 07BAR-00000-00329.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Chris met with the Zuckers yesterday. His personal view was that changes were moving in the right direction.

VI. STAFF UPDATE: Draft Mission Canyon Design Guidelines were handed out for review at the meeting of February 15, 2008.

VII. STANDARD AGENDA:

- 1. 06BAR-00000-00156 T-Mobile Unmanned Wireless Telecommunications Facility Goleta**
06CUP-00000-00032 (Heather Allen, Planner) Jurisdiction: Condition of the Permit
Request of Tim Miller, agent for the applicants, Trillium for T Mobile, to consider Case No. 06BAR-00000-00156 for **preliminary/final approval of a proposed construction of an unmanned wireless telecommunications facility consisting of 3 panel antennas on a wood utility pole located in the public right-of-way on the west side of North Fairview Avenue. Project involves placement of two RBS 2106 equipment cabinets and one electrical meter pedestal on the east side of North Fairview Avenue with no lighting and with portions existing in Development Rural Neighborhood.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7.08 acre parcel zoned RR-5, located in the Santa Barbara County right-of-way and associated with Assessor's Parcel Numbers 069-050-002 and 077-060-007, located in the Goleta area, Second Supervisorial District. (Continued from 10/06/06 & 12/08/07)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Froscher and Gray absent) to continue 06BAR-00000-00156 for further preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

 - **Area is very natural. Placing shrubs in a straight line will draw attention to the project. Use more random patterns and also wrap around facility to screen from neighbor insofar as possible.**
 - **Retaining wall to be split face block in earthtone: Return with details on wall and more information on existing landscaping; Return with accurate elevations of wall; Return with colors.**

- 2. 07BAR-00000-00345 Goleta Water District Telecommunications Facility Goleta**
07CUP-00000-00092 (Megan Lowery, Planner) Jurisdiction: Goleta
Request of Ridge Communications, agent for the owners, Goleta Water District, to consider Case No. 07BAR-00000-00345 for **conceptual review of a new telecommunications facility of approximately 900 square feet.** The following structures currently exist on the parcel: administration building and maintenance yard building. The proposed project will not require grading. The property is a 4.26 acre parcel zoned PU and shown as Assessor's Parcel Numbers 061-051-032 and -033, located at **4699 Hollister Avenue** in the Goleta area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

 - **A fake tree as close to Hollister as proposed will not be successful; restudy to achieve an aesthetic consistent with the setting – perhaps an architectural form more utilitarian in nature. Return with several studies.**
 - **Consider relocating the facility further from Hollister Ave.**

- 3. 06BAR-00000-00193 Unmanned Telecommunication Facility Mission Canyon**
04CUP-00000-00029 (Megan Lowery, Planner) Jurisdiction: Mission Canyon
Request of Sure Site Consulting Group, LLC, agent for the owner, Santa Barbara County General Service Department, to consider Case No. 06BAR-00000-00193 for **further conceptual review of an unmanned wireless telecommunication facility faux broadleaf monopole of approximately 60 feet in height.** The following structures currently exist on the parcel: County Park Office Building and storage sheds. The proposed project will require minimal grading. The property is a 9.27 acre parcel zoned REC and shown as Assessor's Parcel Number 023-280-007, located at **610 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 9/22/06)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review and a drive by site visit. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Rocky Nook Park is an inappropriate location for a cellular facility.**
- b. **Tree is very visible in its current location and looks unnatural; design style of tree is therefore unacceptable.**
- c. **Consider relocating facility to the Fire Station on Mission Canyon Road or relocating closer to existing tall trees in the park.**
- d. **Equipment cabinet, mimicking park buildings, is acceptable.**

4. 07BAR-00000-00239 Fell Single Family Dwelling, Cabana Toro Canyon
07LUP-00000-00804 (Eric Gage, Planner) Jurisdiction: Toro

Request of Stefan Eder and Jane Snyder, architects for the owner, Robin Fell, to consider Case No. 07BAR-00000-00239 for **site visit of a new single family dwelling of approximately 11,500 square feet with basement of approximately 2,000 square feet, two attached garages of approximately 950 and 700 square feet, and cabana of approximately 750 square feet.** The following structures currently exist on the parcel: guesthouse of approximately 800 square feet. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-028, located at **2710 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/05/07)

Project received a site visit only, no action was taken. Project will have conceptual review later this same day.

5. 07BAR-00000-00203 St. George Duplex Isla Vista
07CDH-00000-00023 (Jim Heaton, Planner) Jurisdiction: Ocean

Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **a site visit of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07 & 11/30/07)

Project received a site visit only, no action was taken. Project will have further conceptual review later this same day.

Isla Vista/Goleta

6. 07BAR-00000-00203 St. George Duplex Isla Vista
07CDH-00000-00023 (Jim Heaton, Planner) Jurisdiction: Ocean

Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **further conceptual review of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07 & 11/30/07)

Project received further conceptual review only, no action was taken. Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Project is an improvement over the area; building is appropriate.**
- b. **Tower element to have greater reveal.**
- c. **Consider using chip seal with sand at paved area to further aesthetic of project.**
- d. **Restudy locations of curb cuts.**
- e. **Return with drawings indicating streetscape improvements.**
- f. **Return for preliminary.**

7. **07BAR-00000-00355 St. George Single Family Dwelling Addition Isla Vista**
07CDH-00000-00045 (J. Ritterbeck, Planner) **Jurisdiction: Ocean**
Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00355 for **conceptual review of a one bedroom/one bathroom addition of approximately 306 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,392 square feet with an attached garage of approximately 440 square feet. The proposed project will require approximately 5 cubic yards of cut and no fill. The property is a 6,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-082-008, located at **885 Fortuna Lane** in the Isla Vista area, Third Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Include proposed new site wall on elevations.**
 - b. **Consider adding landscaping.**
 - c. **Return for preliminary/final before the full board.**
8. **08BAR-00000-00001 Singh As-Built Storage Building Isla Vista**
08CDP-00000-00002 (J. Ritterbeck, Planner) **Jurisdiction: Ocean**
Request of W. David Winitzky, architect for the owners, Viran Singh, to consider Case No. 08BAR-00000-00001 for **conceptual review of an as-built storage building of approximately 1,368 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,267 square feet and kitchen annex also used for storage of approximately 448 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** in the Isla Vista area, Third Supervisorial District.
- Project did not receive a conceptual review and was continued by the direction of the applicant and Planning and Development.**
9. **07BAR-00000-00349 Stevens Single Family Dwelling Addition Santa Barbara**
07LUP-00000-00891 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Don Swann, agent for the owners, Spencer and Jaimie Stevens, to consider Case No. 07BAR-00000-00349 for **conceptual review of an addition totally approximately 418 square feet to the existing residence, a complete interior and exterior remodel, and new driveway and front courtyard area.** The following structures currently exist on the parcel: residence of approximately 1,538 square feet with an attached garage of approximately 452 square feet. The proposed project will not require grading. The property is a 7,758 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-441-004, located at **5373 Paseo Cameo** in the Santa Barbara area, Second Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **Good direction.**
 - b. **Consider eliminating streetfront walls associated with Phase 2.**
 - c. **Return for preliminary.**

10. 07BAR-00000-00334 Marmo New Single Family Dwelling Santa Barbara
07ZCI-00000-00121 (Jim Heaton, Planner) Jurisdiction: Goleta

Request of Murray Duncan, architect for the owners, Chris and Trish Marmo, to consider Case No. 07BAR-00000-00334 for **conceptual review of a new residence of approximately 4,927 square feet**. The lot is currently vacant. The proposed project will require approximately 900 cubic yards of cut and approximately 900 cubic yards of fill. The property is a 26,743 square foot parcel zoned D-R-1 and shown as Assessor's Parcel Number 059-460-016, located at **1270 Via Brigitte** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Program makes sense and architecture is consistent; successful project, good materials.
- b. Reconsider stone window surrounds in stucco wall.
- c. Reconsider flat arches.
- d. Consider wrapping grading around hardscape and landscape forms; consider finding more opportunity for permeability and planting.
- e. Restudy decorative paving in arrival court.
- f. At south and east elevations, windows are very high; restudy.
- g. Return for preliminary/final

11. 07BAR-00000-00351 Pulice Barn, Packing House, Tea House Santa Barbara
07DVP-00000-00030 (Errin Briggs, Planner) Jurisdiction: DVP

Request of Tony Xiques, architect for the owners, Ron and Stacy Pulice, to consider Case No. 07BAR-00000-00351 for **conceptual review of a barn of approximately 9,800 square feet, packing house of approximately 5,915 square feet, and tea house of approximately 531 square feet**. The following structures currently exist on the parcel: a residence of approximately 6,131 square feet, four employee residences of approximately 1,500 square feet each, guesthouse of approximately 800 square feet with attached accessory structure of approximately 400 square feet, cabana of approximately 660 square feet, detached garage/workshop of approximately 1,800 square feet, and equipment shed of approximately 720 square feet with arbor. The proposed project will require approximately 75 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 277.13 acre parcel zoned AG-II-100 and shown as Assessor's Parcel Number 079-100-028, located at **1100 Ellwood Canyon Road** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Beautiful project.
- Return for preliminary/final.

Mission Canyon/Santa Barbara/Hope Ranch Areas

12. 07BAR-00000-00339 Reish Single Family Dwelling Addition Santa Barbara
07LUP-00000-00916 (Brian Banks, Planner) Jurisdiction: Goleta

Request of William Reish, agent/architect for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **conceptual review of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet**. The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Huge improvement over existing however, style of architecture demands heavier walls, more massive detail elements; restudy detailing and thickness of walls.**
- b. **Doors at south elevation are inconsistent with the style; restudy**
- c. **Restudy skylight and consider use of dormers with windows instead.**
- d. **Chimneys are a bit top heavy; restudy proportions.**
- e. **Return for preliminary.**

**13. 07BAR-00000-00130 Santa Barbara Foothills LLC 5 Unit Condominium Santa Barbara
07LUP-00000-00227 (Mark Walter, Planner) Jurisdiction: County**

Request of Tom Ochsner, architect for the owner, Santa Barbara Foothills LLC, to consider Case No. 07BAR-00000-00130 for **further conceptual review of a 5 unit condominium (2 duplex of approximately 3,000 square feet and 1 unit of approximately 1,500 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 805 cubic yards of cut and fill. The property is a 1.52 acre parcel zoned PRD-5 and shown as Assessor's Parcel Number (new parcel/no APN), located at **Lot 16 site located at Highway 154 and north end of Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/11/07)

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR prefers the craftsman style over the previously proposed stucco structure; materials are a real improvement.**
- b. **However, there is a lack of architectural detailing for the scale of the house and the details, as proposed, are not in proportion to the size of the house given the craftsman style; detailing (railings, eaves etc) needs to be more robust. Restudy and accentuate craftsman style with additional level of detail. Consider adding dormers.**
- c. **Large roof forms make the buildings very blocky and forces tall elements; architecture is too blocky for environmental setting.**
- d. **Make a pedestrian connection between houses and lawn areas.**
- e. **Draw the rock rip rap in the swale; use varied size rocks.**
- f. **Return for preliminary/final before the full board with a color and materials board.**
- g. **(OK to use split face block in site walls.)**

**14. 07BAR-00000-00039 Hope Inn Hotel Santa Barbara
07PRE-00000-00014 (Holly Bradbury, Planner) Jurisdiction: Commercial/Urban Hillside Ridgeline**

Request of Madi Group, architect for the owner, State Street Hospitality., to consider Case No. 07BAR-00000-00039 for **further conceptual review of a proposed hotel of approximately 62,000 square feet and partially subterranean garage of approximately 42,000 square feet.** The following structures currently exist on the parcel: Hope Inn Motel. The proposed project will require approximately 9,000 cubic yards of cut and approximately 33,540 cubic yards of fill. The property is a 33,540 square foot parcel zoned C-2/C-3 and shown as Assessor's Parcel Number 061-110-009, located at **4111 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/16/2007, 10/05/07 & 11/16/07)

Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments:

- **Kellem de Forest:**
 - The hotel is not compatible with the neighborhood. It is too large, too bulky, and too tall. It is larger than the St. Vincent buildings across the freeway.
 - The hotel should be Spanish style.
 - The City should be involved in the review process of this building.
 - Canopy trees should be used instead of palms along the front elevation to better soften the architecture.
 - The entrance should have arches rather than squares.
- **Kas Terhorst:**
 - The hotel is too enormous and massive.
- **Patti Close:**
 - The hotel is too big and is incompatible with the City's Upper State Street study, the Goleta Visioning Committee's study, and the Goleta Community Plan.
 - This site should be incorporated into a plan for the entire area.
 - Will there be adequate water for this development given the cut-backs by the La Cumbre Water Company.
 - Low cost housing should be incorporated into the plan.
- **Patricia Hiles:**
 - Agrees with the previous speakers.
 - The scale of the hotel is huge.
 - At a recent LAFCO meeting on January 3rd, there was discussion whether to incorporate upper State Street into the City.
- **James Celmayster:**
 - Would like something other than Spanish style on upper State Street.
 - This is a very important gateway to the community as travelers come down San Marcos Pass.
- **Harold Hill:**
 - Co-author of the Goleta Visioning Committee's study.
 - We need slow, measured growth in Goleta along with roadway improvements to accommodate the increases in traffic.
 - The developer of this hotel may need an assessment district to pay for roadway improvements to accommodate the traffic increases associated with the new hotel.
 - Increases in storm water runoff should be addressed during environmental review of the project as well.
- **Ann Crosby:**
 - The hotel is radically different than what was envisioned for this area.
 - Look at the Floor Area Ratio (FAR) of this proposal – it is more than two times that of other development in the area.
 - Please make the FAR of this site consistent with other development in the area to ensure the project's compatibility with the neighborhood.
 - Long range planning is necessary for this area (such as the Goleta Community Visioning Committee) before this project is brought forward (otherwise it would be considered piece-meal planning).
- **James Kahan:**
 - President of the Grove Lane Area Neighborhood Association and a member of Friends of Outer State Street.
 - Please review the City's Upper State Street study.
 - The hotel is too massive and would be precedent setting for the area.
 - A Master Plan for the area needs to occur before this project is brought forward.
 - The proposed cut and fill for this development is massive.
 - An economic viability study should be done for the area.

- Regarding the public process, the City's ARB has a procedure requiring plans to be on file with the planner at least a week before their meeting to give the public an opportunity to review the plans before the meeting. Adequate time was not provided to the public to review the plans for this project.
- **Edward Easton:**
 - The size, bulk, and scale of this project is the most important issue on this project.
 - The proposed style, including the proposed palm trees and masonry is not appropriate.
- **Gil Berry:**
 - Member of Citizens Planning Associates (CPA).
 - Conducted a survey of FARs along State Street from Calle Laureles to El Mercado (to the east of the proposed project). The FARs ranged from 0.50 to 1.00, with an average of 0.75. Only one percent of the buildings surveyed were at an FAR of 1.00. The Berkus project that was rejected by the City was at an FAR of 1.00. This project would be at an FAR of 2.00, which is double the FARs reported in this survey (the applicant rebutted that the FAR is approx. 1.3 for the proposed project).
 - It will take 50 years or more for other buildings in the area to match the scale of the proposed project.
 - The lot is too small for this scale development.

SBAR COMMENTS:

- a. The architect has been very responsive to SBAR's past requests for information during previous conceptual reviews.
- b. This building is very different than any other existing building in the area, therefore, this building would set a precedent for the area and would define the architectural character of the area as it is redeveloped. In addition, this site is a gateway to the City of Santa Barbara as travelers get off Highway 101 or San Marcos Pass. The lack of design guidelines for the area make this a difficult project to review and comment on.
- c. Three of the four SBAR members felt that the current design is not appropriate or sensitive to the City's vision of upper State Street.
- d. Three of the four SBAR members present felt that the hotel is abrupt and too massive on the street frontage. The north elevation needs to be a two-story element rather than a three-story element on the street. The three-story element should start further back off the street.
- e. Three of the four SBAR members present felt that the current proposed style is a step backwards from previous designs. The current style is too modern and less authentic than previous designs. The current style appears more commercial and stripped of details and has lost charm and character. The elimination of the arches and incorporation of plaster trim is an example of this change.
- f. The entrance to the hotel needs to be more pedestrian friendly.
- g. In the porte cochere, the walls should be thicker with stone and the plaster trim should be removed.
- h. The shed roof on the west elevation should be a gable instead.
- i. The wall of the stairwell on the west elevation is too massive.
- j. Planters that reflect the overall architecture should transition right into the architecture of the building and be large enough to support trees.
- k. Canopy trees should be used instead of palm trees to screen the building along the street frontage.
- l. When the project is before SBAR for more formal review, story poles and site visit will be required.

**15. 06BAR-00000-00056 Barnick New Residence/Workshop/Modification Hope Ranch
06CDH-00000-00037/08MOD-00000-00001 (Selena Buoni, Planner) **Jurisdiction: Coastal****

Request of Thiep Cung, architect for the owner, Michael Barnick, to consider Case No. 06BAR-00000-00056 for **preliminary approval of a new residence of approximately 11,180 square feet, attached garage of approximately 1,087 square feet, a detached workshop and garage of approximately 948 square feet, a garden house of approximately 150 square feet, and for a height modification to the 1.5-EX-1 zone, to enable the proposed residence to conform to the new height methodology (the project's height has not changed since conceptual review was given, but the height methodology has changed.** The following structures currently exist on the parcel: a garage of approximately 850 square feet. The proposed project will require approximately 4,495 cubic yards of cut and approximately 2,733 cubic yards of fill. The property is a 3.92 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-010, located at **4305 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/10/06)

ACTION : C. Roberts moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Froscher, Gray and Morris absent) to grant preliminary approval of 06BAR-00000-00056. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Findings for a Modification to the height limit can be made because it is minor in nature and due to the fact that the modification is requested due to a change in the height calculation methodology mid-stream during of the permit process.
- b. Please restudy the rear elevation – the style of parts of this elevation (neo-classical design) are disharmonious with the style of the rest of the elevation (Spanish revival). Please work to make these elements more harmonious.
- c. One SBAR member does not support the height of the architectural projection associated with the turret. It appears that this projection could be lowered.
- d. Please minimize the rear lawn area.
- e. Motion: Preliminary approval granted and findings for a Modification to the height were made because it is minor in nature. Please return for final approval before the full Board having addressed comments on the rear elevation.

**16. 06BAR-00000-00315 Mormann Additions & Setback Modification Hope Ranch
06LUP-00000-01136 (J. Ritterbeck, Planner) **Jurisdiction: 35-82.130.D(2) – Urban**
06MOD-00000-00315**

Request of Greg Schmandt, architect for the owners, Kerry and Nancy Mormann, to consider Case No. 06BAR-00000-00315 for **final approval of a residential additions: 27 square foot kitchen addition, a new 379 square foot 1-car attached garage, 495 square feet of new covered porches, and a 397 square foot addition to the master bed/bath that received ZA approval for a modification to the required 125 foot front setback.** The following structures currently exist on the parcel: a residence of approximately 3,064 square feet with attached garage of approximately 441 square feet and detached guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 1.49 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-081-004, located at 977 Via Rosita in the Hope Ranch area, Second Supervisorial District. (Continued from 2/02/07 & 8/24/07 & 12/14/07)

ACTION: Rivera moved, seconded by J. Roberts and carried by a vote of 4 to 0 (Froscher, Gray and Morris absent) to grant final approval of 06BAR-00000-00315. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- Project is appropriate.

17. **07BAR-00000-00282** **Melgoza Residence Addition** **Mission Canyon**
07LUP-00000-00802 (Lisa Martin, Planner) **Jurisdiction: Mission/ Ridgeline Not Applicable**
Request of On Design Architects, architect for the owner, Jamie Melgoza, to consider Case No. 07BAR-00000-00282 for **preliminary/final approval of a one story residence addition of approximately 601 square feet.** The following structures currently exist on the parcel: a residence and garage of approximately 1,873 square feet. The proposed project will approximately than 20 cubic yards of cut and fill. The property is a .66 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-180-079, located at **2540 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 11/30/07)
- ACTION: Rivera moved, seconded by Romano and carried by a vote of 4 to 0 (Froscher, Gray and Morris absent) to grant preliminary approval of 07BAR-00000-00282. Applicant to return for final approval on consent at the meeting of February 15, 2008. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. Consider substituting the proposed red flower in the plant palette with *Agave attenuata*.
 - b. The proposed Spanish style roofing material is not appropriate. Either use real two-piece mission tile or use fire-proof dark brown shake roofing.
 - c. The wall color is ok because the house will be screened by the large oak trees onsite.
 - d. **Motion: Preliminary approval granted. Return for final on consent with the change to the roofing material and plant palette.**

18. **07BAR-00000-00354** **Powell Single Family Dwelling Addition** **Mission Canyon**
(no planner assigned) **Jurisdiction: Mission**
Request of Harold Powell, owner, to consider Case No. 07BAR-00000-00354 for **conceptual review of an addition of approximately 332 square feet to the existing residence and conversion of existing carport of approximately 280 square feet to habitable space.** The following structures currently exist on the parcel: residence of approximately 1,526 square feet and carport of approximately 280 square feet. The proposed project will not require grading. The property is a 0.6 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-041, located at **2695 Foothill Road** in the Mission Canyon area, First Supervisorial District.
- Project received conceptual review only, no action was taken. Applicant to return for preliminary approval. The following comments were made by the Board of Architectural Review members present for this project:**
- COMMENTS:**
- a. **The project is appropriate.**
 - b. **Recommendation only to consider raising the height over the bathroom.**
 - c. **Return for preliminary/final after a planner has been assigned. Please bring a color board as well.**

Toro Canyon/Summerland/Carpinteria Areas

19. **07BAR-00000-00239** **Fell Single Family Dwelling, Cabana** **Toro Canyon**
07LUP-00000-00804 (Eric Gage, Planner) **Jurisdiction: Toro**
Request of Stefan Eder and Jane Snyder, architects for the owner, Robin Fell, to consider Case No. 07BAR-00000-00239 for **further conceptual review of a new single family dwelling of approximately 11,500 square feet with basement of approximately 2,000 square feet, two attached garages of approximately 950 and 700 square feet, and cabana of approximately 750 square feet.** The following structures currently exist on the parcel: guesthouse of approximately 800 square feet. The proposed project will require approximately 300 cubic yards of cut and fill. The property is a 9.68 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-028, located at **2710 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/05/07)

Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. SBAR needs to review a detailed grading plan before final substantive comments can be given.**
- b. The overall size of the house appears to be appropriate in this neighborhood given the size and location of the neighboring homes, however, please study whether the center of the house can be brought down further.**
- c. The style of the house is appropriate and SBAR appreciates the proposed high quality materials.**
- d. The oak trees to the south of the house help screen the house and add significantly to the character of the area. SBAR has concerns with the location of the driveway to the house and its potential impacts on these oaks. Please provide SBAR with a summary of the results of an arborist report for the property, including a map of the exact locations of the existing trees and their driplines, and the proposed planting plan for replacing the oaks. Regarding the planting plan, please provide details on the size, numbers, and location of the new oaks. If some oaks are proposed for removal, consider replanting them onsite. Finally, consider accessing the house via the public road instead to avoid disturbance to these oaks altogether. In addition, consider making small adjustments to the house to try to further avoid disturbance to oaks.**
- e. Consider using native plantings along the edge of the property to create a native woodland screen rather a hedge.**
- f. Return for further conceptual review.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Laurie Romano, and carried by a vote of 4 to 0 (Valerie Froscher, Martha Gray and Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 15, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 6:30 P.M.