



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 5, 2010**

Santa Barbara County
Board of Supervisors Hearing Room
105 East Anapamu Street, 4th Floor
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 Board of Supervisors Hearing Room, 105 East Anapamu Street, 4th Floor**, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera Chair
Jeremy Roberts Vice Chair
Martha Gray
Glen Morris
Steve Willson
Jeff Yardy
Lane Goodkind
Anita Hodosy-McFaul
Anne Almy Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Everyone Present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

- II. AGENDA STATUS REPORT:** Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to:
- Continue Item No. 1 09BAR-00000-00103 to the February 19, 2010 SBAR meeting at the request of the applicant.
 - Continue Item No. 7 09BAR-00000-00194 to the February 19, 2010 SBAR meeting at the request of the applicant.
 - Continue Item No. 11 09BAR-00000-00185 to the February 19, 2010 SBAR meeting at the request of the applicant.
 - Continue Item No. 12 09BAR-00000-00094 to the February 19, 2010 SBAR meeting at the request of the applicant.

III. MINUTES: Roberts moved, seconded by Yardy and carried by a vote of 7 to 0 to approve the Minutes of January 22, 2010.

IV. CONSENT AGENDA:

- C-1. 09BAR-00000-00173 Seegert New Garage/Workshop Santa Barbara**
09LUP-00000-00454 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Chris Seegert, owner, to consider Case No. 09BAR-00000-00173 for **final approval on consent of a new garage/workshop of approximately 1,421 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,178 square feet. The proposed project will require approximately 196 cubic yards of cut and fill. The property is a 0.36 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-041-062, located at **974 N. La Cumbre** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/20/09, 1/08/10 & 1/22/10)

ACTION: Gray moved, seconded by Morris and carried by a vote of 7 to 0 to grant final approval on consent of 09BAR-00000-00173.

C-2. 09BAR-00000-00135
Siegel/Durham Demolition and Rebuild of Deck and Accessory Structure **Carpinteria**
09CDH-00000-00019 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**

Request of Donald W. Schmitz, II, AICP, architect for the owners, Robert Siegel & Scott Dunham c/o Schmitz & Associates, Inc., to consider Case No. 09BAR-00000-00135 for **final approval on consent of the demolition and reconstruction of existing deck of approximately 339 square feet and existing storage structure of approximately 400 square feet with associated minor improvements including pergola of approximately 289 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,421 square feet, storage building of approximately 400 square feet, garage of approximately 822 square feet, deck with sitting area of approximately 339 square feet and eight foot tall wind wall. The proposed project will not require grading. The property is a .28 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria area, First Supervisorial District.
(Continued from 9/11/09 & 1/08/10 & 1/22/10)

ACTION: Gray moved, seconded by Morris and carried by a vote of 7 to 0 to grant final approval on consent of 09BAR-00000-00135.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Glen met with Richard Redmond to review changes made to the State Street Hotel property. Advised him to get a landscape architect on board.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 09BAR-00000-00103 **State Street Hospitality, Inc. 89-Room Hotel** **Santa Barbara**
09DVP-00000-00018 (Julie Harris, Planner) **Jurisdiction: DVP**

Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **further conceptual review of a new 89-room hotel of approximately 46,770 square feet with a partially subterranean parking garage of approximately 40,740 square feet (98 parking spaces), and a roof deck of approximately 400 square feet.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, two residences (currently vacant) of approximately 630 and 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.87-acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District.
(Continued from 7/10/09, 12/18/09 & 1/22/10)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to continue 09BAR-00000-00103 to the February 19, 2010 SBAR meeting at the request of the applicant. See Agenda Status Report.

2. 08BAR-00000-00279
St. George Five 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 **preliminary approval of 56 new one-, two-, and three bedroom units comprising five buildings surrounding a central courtyard, totaling approximately 52,500 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, 1/30/09, 2/13/09, 3/27/09 & 6/5/09)

COMMENTS:

- a. Like the project quite a bit; vibrant; colors on chips are appropriate to the architecture in its setting.
- b. Wrappings need to read as part of the building and not as appliqués; wrappings are part of the design and shall not be eliminated through value engineering; materials used for wrappings need to last the lifetime of the building; some concern about 2" x 2" wood members.
- c. Like the idea of using students to flesh out the courtyard design.
- d. Plinth separating use areas from the sidewalk appears adequate for separation and privacy purposes.
- e. Like the landscape design concept and the use of bold plant materials and gravels. Plant materials can be used to knit the bold architecture with the iconography of Isla Vista distinguishing the project from one that could be anywhere, such as Phoenix, and integrating it into its context; consider using local plant materials. Try to get more planters into the parking lot.
- f. Maintenance of the project, e.g., maintaining grade and drainage across the gravel parking lot, will be costly and absolutely essential. Maintenance of wrappings may need to address tagging.
- g. Like the distribution of bike parking throughout; some concern that bikes will travel through the courtyard to reach the covered bike parking in the rear of the project adjacent to the parking causing operational conflicts.
- h. Project received preliminary approval.

ACTION: Morris moved, seconded by Gray and carried by a vote of 6 to 0 (Rivera abstains) to grant preliminary approval of 08BAR-00000-00279. Applicant to return for final approval.

3. 10BAR-00000-00012 T-Mobile @ Santa Barbara Coroner Office Santa Barbara
09SCD-00000-00028 (Allen Bell, Planner) **Jurisdiction: Goleta**

Request of Scott Dunaway, SureSite Consulting Group, agent for the applicants, T-Mobile USA, to consider Case No. 10BAR-00000-00012 for **conceptual review/preliminary approval of a antennas and related wireless telecommunications facilities on a lease area of approximately 470 square feet.** The following structures currently exist on the parcels: County Coroners Facility consisting of three buildings of approximately 9,300 square feet, parking lots and access road. The proposed project will not require grading. The parcels include an approximately 2.02-acre parcel and approximately 0.28-acre parcel zoned REC and PI, respectively, and shown as Assessor's Parcel Numbers 061-040-015 and 061-040-027, respectively, located at **66 S. Antonio Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Fine with project; ok to proceed.
- Return for preliminary/final reviews following PC approval.

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

4. 10BAR-00000-00011 Gaspar New Residence Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta**

Request of Mathew Stannard, architect for the owners, Arthur and Elizabeth Gaspar, to consider Case No. 10BAR-00000-00011 for **conceptual review of a new residence of approximately 1,880 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 35,693 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-172-015, located at **524 El Sueno Road** the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **Commend applicant for selecting a prefabricated unit with excellent character; very nice unit.**
- **Return for preliminary/final reviews with a landscape planting plan following submittal of LUP and receipt of planner input.**
- **Ask planner about the County's IBRC.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. **09BAR-00000-00078 Lanzetta Revocable Trust Residence Addition Hope Ranch**
09LUP-00000-00171 (Nicole Mashore, Planner) Jurisdiction: Ridgeline
09MOD-00000-00003

Request of Tom Smith, architect for the owner, John A. Lanzetta Revocable Trust, to consider Case No. 09BAR-00000-00078 for **final approval of a residence addition of approximately 1,277 square feet and remodel of approximately 947 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,167 square feet and attached garage of approximately 552 square feet. The proposed project will require approximately 160 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-025, located at **3958 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/08/09, 6/26/09 & 8/28/09)

COMMENTS:

- **Return for final on consent with colors and materials board as well as exterior lighting.**
- **If s tile is to be used, it needs to be uniform across the entire roof.**
- **Revise all plans to consistently indicate existing exterior stairs to remain.**

ACTION: Willson moved, seconded by Roberts and carried by a vote of 5 to 0 (Gray and Morris absent) to continue 09BAR-00000-00078 to Final on Consent.

6. **10BAR-00000-00007 Locicero As-Built Additions Mission Canyon**
10LUP-00000-00011 (Errin Briggs, Planner) Jurisdiction: Ridgeline - Urban

Request of Jason Lociero, owner, to consider Case No. 10BAR-00000-00007 for **conceptual review of an as-built residence addition 870 square feet and an as-built outhouse of approximately 27 square feet.** The following structures currently exist on the parcel: a residence, outhouse, shed and carport. The proposed project will not require grading. The property is a .23 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-130-059, located at **2969 Kenmore Place** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- **Return for preliminary/final reviews after resolution of all outstanding land use issues.**

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

7. **09BAR-00000-00194 Macaluso Garage/Workshop Hope Ranch**
09LUP-00000-00498 (Petra Leyva, Planner) Jurisdiction: Ridgeline-Urban

Request of Marsha Zilles, architect, for the owner, Nick Macaluso, to consider Case No. 09BAR-00000-00194 for **preliminary/final approval of a new two story detached garage/workshop of approximately 968 net square feet and 123 gross square feet of exterior stair.** The following structure currently exists on the parcel: residence of approximately 1,204 square feet. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 0.623 acre parcel zoned 1.5 EX-1 and shown as Assessor's Parcel Number 063-043-016, located at **4025 Lago Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/08/10 & 1/22/10)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to continue 09BAR-00000-00194 to the February 19, 2010 meeting at the request of the applicant. See Agenda Status Report.

8. 09BAR-00000-00016 Lertchareonyong Residence Addition Mission Canyon
09LUP-00000-00031 (J. Ritterbeck, Planner) Jurisdiction: Mission

Request of Sakdinun Byrd Chamnarnmoh, agent for the owner, Pawapun Lertchareonyong, to consider Case No. 09BAR-00000-00016 for **further conceptual review/preliminary approval of residence addition of approximately 1,075 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,525 square feet and storage shed of approximately 120 square feet. The proposed project will not require grading. The property is a 23,523 square foot parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-012, located at **2757 Foothill Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/13/09,10/09/09, 1/08/10 & 1/22/10)

COMMENTS:

No further comments.

ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Gray and Morris absent) to grant preliminary approval of 09BAR-00000-00016. Applicant to return for final approval on consent at the February 19, 2010 SBAR meeting.

Toro Canyon/Summerland/Carpinteria Areas

9. 09BAR-00000-00175 Schoellkopf Addition to Barn Summerland
08CDP-00000-00157 (J. Ritterbeck, Planner) Jurisdiction: Summerland

Request of Eric Swenumson, agent for the owner, George Schoellkopf, to consider Case No. 09BAR-00000-00175 for **preliminary/final approval of an addition of approximately 787 square feet to the existing barn.** The following structures currently exist on the parcel: residence of approximately 4,654 square feet and barn/stables of approximately 2,416 square feet. The proposed project will require less than 10 cubic yards of cut and no fill. The property is a 11.69 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-030-037, located at **435 Hunt Drive** in the Summerland area, First Supervisorial District. (Continued from 11/20/09)

COMMENTS:

Public speaker: Tom Evans.

- **OK to paint main house same color as barn.**
- **Project received preliminary and final approvals.**

ACTION: Willson moved, seconded by Roberts and carried by a vote of 6 to 0 (Gray absent) to grant final approval of 09BAR-00000-00175.

10. 10BAR-00000-00010 CALPROP I LLC Residence Addition Summerland
10CDH-00000-00002 (Erinn Briggs, Planner) Jurisdiction: Coastal

Request of Christopher Price, Postal, Parma, agent for the owners, CALPROP I LLC, to consider Case No. 10BAR-00000-00010 for **conceptual review of a residence addition of approximately 889 square feet.** The following structures currently exist on the parcel: a residence of approximately 6,944 square feet, detached garage of approximately 850 square feet and guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 10.01 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-011, located at **2781 Padaro Lane** in the Summerland area, First Supervisorial District.

COMMENTS:

- **Very contextual; additions complement existing architecture; well executed and appropriate to the house.**
- **Consider adding a shade element at new south facing windows consistent with original design approach to that elevation. Ok to find other technique to minimize glare.**
- **Return for preliminary/final reviews before the full board with photos showing the project as seen across the mapped Summerland view corridor.**

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

11. 09BAR-00000-00185 Circle G LLC Pool/Spa/Patio/Deck/Bath Carpinteria
09CDP-00000-00094 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Rural

Request of Jennifer Foster, agent for the owners, Victoria Jackson and Bill Guthy, to consider Case No. 09BAR-00000-00185 for further **conceptual review/preliminary approval of a pool of approximately 1,344 square feet, patio/deck of approximately 1,780 square feet, bath/storage structure of approximately 170 square feet, and detached office of approximately 391 square feet.** The following structures currently exist on the parcel: residence of approximately 4,377 square feet and a garage of approximately 1,054 square feet. The proposed project will require approximately 78 cubic yards of cut and approximately 17 cubic yards of fill. The property is 161.37 total acres zoned AG-I-40 and shown as Assessor's Parcel Numbers 155-200-081 and -082, located at **6060 Casitas Pass Road** in the Carpinteria area, First Supervisorial District. (Continued from 12/04/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote 6 to 0 (Goodkind absent) to continue 09BAR-00000-00185 to the meeting of February 19, 2010 at the request of the applicant. See Agenda Status Report.

12. 09BAR-00000-00094 Caltrans Highway 101 HOV Lanes Carpinteria
09DVP-0000000014 (June Pujo, Planner) Jurisdiction: DVP
09CDP-00000-00023

Request of Carlos Montez and Nicholas Cormier, agents for State of California Department of Transportation (Caltrans), to consider Case No. 09BAR-00000-00094 for **preliminary/final approval of a project involving the addition of HOV lanes in each direction of US 101 of approximately 2.123 acres (or 92,456 square feet) within Caltrans right-of-way.** The proposed project will require approximately 7,362 cubic yards of cut and fill. The Santa Barbara unincorporated portion of the six mile multi-jurisdictional project is zoned Transportation Corridor and located in the Carpinteria area, First Supervisorial District. (Continued from 6/19/08 & 7/10/09 & 10/23/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to continue 09AR-00000-00094 to the meeting of February 19, 2010 at the request of the applicant. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Glen Morris, and carried by a vote of 5 to 0 (Martha Gray and Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, February 19, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:45 P.M.