



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of February 18, 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:

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: Will Rivera

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Roberts moved, seconded by Lane and carried by a vote of 5 to 0 (Rivera and Willson absent) to:

- Continue Items 2 & 3 10BAR-00000-00145, Review and Site Visit for Duerner New Residence to the meeting of March 18, 2011 at the request of the applicant.
- Continue Item 5 Feldwinn/Winn New Residence and Garage to the meeting of March 4, 2011 at the request of the applicant.
- Item 4 11BAR-00000-00010 Meller Railing Change will be heard at the 1:00 hour.

III. MINUTES: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to approve the Minutes of February 4, 2011 as revised.

IV. CONSENT AGENDA:

C-1. 11BAR-00000-00005 Christie Detached Garage and Storage **Santa Barbara**
11LUP-00000-00013 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Phil Beaubien, agent for the owner, Gillian Christie, to consider Case No. 11BAR-00000-00005 for **final approval on consent of a detached garage with storage of approximately 400 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,500 square feet. The proposed project will require approximately 5 cubic yards of cut and fill. The property is a 13,716 square foot parcel zoned RR-10 and shown as Assessor's Parcel Number 153-136-014, located at **4835 Ogram Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/4/11)

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval on consent of 11BAR-00000-00005.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 11BAR-00000-00006
Doussineau Partial Garage Conversion, Carport, Cabana, Pool **Santa Barbara**
11LUP-0000-00019 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**

Request of Dawn Sherry, architect for the owner, Romain Doussineau, to consider Case No. 11BAR-00000-00006 for **conceptual review/preliminary approval of a partial garage conversion to habitable space of approximately 438 square feet, new carport of approximately 518 square feet, a new cabana of approximately 240 square feet and a pool.** The following structures currently exist on the parcel: a residence of approximately 4,275 square feet, and three-car-garage of approximately 766 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .7 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 153-233-005, located at **4564 Via Maria** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **SBAR is in support of the project. Materials and forms are compatible with the existing house.**
- **If there is an intention to re-landscape, encourage use of more drought tolerant plant palette.**
- **Return for preliminary/final before the full board with further detail on the grading in the rear yard, including a N/S section through the pool and deck areas.**

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

Site Visit

2. 10BAR-00000-00145 Duerner New Residence and Garage **Goleta**
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**

Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **site visit of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10)

ACTION: Roberts moved, seconded by Lane and carried by a vote of 5 to 0 (Rivera and Willson absent) to continued the site visit to March 18, 2011 at the request of the applicant. See Agenda Status Report.

3. 10BAR-00000-00145 Duerner New Residence and Garage **Goleta**
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**

Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **further conceptual review of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10)

ACTION: Roberts moved, seconded by Lane and carried by a vote of 5 to 0 (Rivera and Willson absent) to continued the 10BAR-00000-00145 to March 18, 2011 at the request of the applicant. See Agenda Status Report.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **11BAR-00000-00010** **Meller Railing Change** **Mission Canyon**
11RVP-00000-00008 (Petra Leyva, Planner) **Jurisdiction: Mission**
Request of Brian Nelson, architect for the owner, William Meller, to consider Case No. 11BAR-00000-00010 for **revised final approval of installation of a glass railing to replace a cable railing.** The following structures currently exist on the parcel: a residence. The proposed project will not require grading. The property is a .25 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-130-004, located at **2926 Kenmore Place** in the Mission Canyon area, First Supervisorial District.
- CONDITION:**
Project received revised final approval with the condition that exterior light fixtures be equipped with opaque glass.
- ACTION: Willson moved, seconded by Goodkind and carried by a vote of 6 to 0 (Rivera absent) to grant revised final approval of 11BAR-00000-00010 as conditioned.**
5. **10BAR-00000-00202** **Feldwinn/Winn New Residence and Garage** **Mission Canyon**
10LUP-0000-00493 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Design Apparatus, agent for the owners, Darby and Alex Feldwinn and Nancy Winn, to consider Case No. 10BAR-00000-00202 for **further conceptual/preliminary review of a new residence of approximately 2,563 square feet and garage of approximately 531 square feet.** The following structures currently exist on the parcel: previous to fire loss, a residence of approximately 2,186 square feet and carport of approximately 1,000 square feet and tack shed of approximately 108 square feet. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 36,154.8 square foot parcel zoned I-E-1 and shown as Assessor's Parcel Number 023-021-016, located at **1454 Tunnel Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/07/11 & 2/4/11)
- ACTION: Roberts moved, seconded by Lane and carried by a 5 to 0 (Rivera and Willson absent) to continue 10BAR-00000-00202 to the March 4, 2011 SBAR meeting at the request of the applicant. See Agenda Status Report.**
6. **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 **further conceptual review of demolition of an existing residence and accessory structures and construction of a new residence of approximately 3,984 square feet, attached garage of approximately 867 square feet, loggia of approximately 460 square feet, decks of approximately 740 square feet, uncovered patios of approximately 600 square feet, driveway of approximately 5,500 square feet, pool of approximately 675 square feet, and retaining walls of approximately 410 linear feet. (Statistics are net square footage.) The project also includes a proposed modification to reduce the required front setback from 75 feet to 62 feet.** The following structures 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. (Continued from 2/4/11)

COMMENTS:

- Architect has addressed all SBAR concerns regarding the mass bulk and scale of the house. Massing is more comfortable in its terrain. SBAR appreciates the revised model.
- SBAR is comfortable small roof areas exceeding the height.
- SBAR supports modification to the front yard setback based on good design.
- Return for preliminary review with a landscape plan.
- Architect to advise SBAR as to when story poles are erected so that members can do individual drive by site visits.

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

Toro Canyon/Summerland/Carpinteria Areas

7. **10BAR-00000-00182 Meredith Residence Addition and Remodel Toro Canyon**
10CDP-00000-00100 (Brian Banks, Planner) Jurisdiction: Toro

Request of Douglas Beard, Ketzel, Goodman Architects, architect for the owners, Mr. and Mrs. Tom Meredith, to consider Case No. 10BAR-00000-00182 for **preliminary/final approval of a residence addition of approximately 1,229 square feet and remodel of approximately 1,039 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,020 square feet, pool equipment area of approximately 200 square feet and pool of approximately 1,250 square feet. The proposed project will not require grading. The property is a 1.86 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 005-480-006, located at **584 Freehaven Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 1/07/11)

CONDITION:

- Project received preliminary and final approvals with the condition that exterior light fixtures are to be equipped with opaque glass.

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 6 to 0 (Rivera absent) to grant preliminary/final approval of 10BAR-00000-00182 as conditioned.

8. **08BAR-00000-00036 "The Loop" New Mixed Use Building Isla Vista**
08CNS-00000-00005 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of Mesa Lane Partners, LLC, developers, to consider 08BAR-00000-00036 for **revised preliminary/final approval of a mixed use building of approximately 44,994 square feet in the Isla Vista Redevelopment Area providing 22,618 square feet of new commercial space including a second floor extended stay hotel and 22,376 square feet of residential floor area including 25 residential units located on the third and fourth floors, 5 of which would be provided to low income families through the County's inclusionary housing program. Approximately 25 parking spaces to be provided onsite, tucked under the building.** Project will pursue certification under the County Innovative Building Program and LEED certification. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor's Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/29/08, 6/20/08, 6/4/10 & 6/18/10)

CONDITIONS:

- Very successful project.
- Team to be commended for redesigning to coordinate better with the Icon architecture even though the Icon post dated the preliminary approval of this project.
- Materials successfully reinforce architectural statement.
- Reconsider use of Koelreuteria if possible; otherwise consider installation of structural soil to allow trees to succeed.
- Reconsider use of permeable concrete.

- **Encourage owner to establish “green” leasing with commercial tenants including requirements for landscaping and otherwise enlivening streetscape as well as guidelines for signage.**

Project received revised preliminary and final approvals.

ACTION: Morris moved, seconded by Roberts and carried by a vote of 6 to 0 (Rivera absent) to grant revised preliminary/final approval of 08BAR-00000-00036.

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

Meeting adjourned at 2:55 P.M.