

IV. CONSENT AGENDA:

C-1. 08BAR-00000-00267 McGraw Residence Addition Toro Canyon
08CDP-00000-00191 (Lisa Martin, Planner) Jurisdiction: Toro

Request of Dr. Edo McGowan, agent, Donald Hogarth, architect for the owner, E. A. McGraw, to consider Case No. 08BAR-00000-00267 for **final approval on consent of a residence addition of approximately 620 square feet and a detached accessory structure of approximately 320 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,000 square feet. The proposed project will not require grading. The property is a 0.45 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-370-013, located at **3152 Via Real** in the Carpinteria area, First Supervisorial District. (Continued from 12/19/08, 1/16/09 & 2/13/09)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00267.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- SBAR is aware of the County's budget problems and is willing to be flexible in respect to handling meeting dates efficiently, cancelling as necessary.
- SBAR would like Hearing Support to stop mailing hard copies of the agenda and draft minutes and instead send these electronically through email. The idea is to conserve on paper and money.

VI. STAFF UPDATE:

- Hope Ranch HOA coordination will be improving with their regular distribution of ARC minutes to the SBAR.
- David Villalobos introduced the County survey and encouraged members to fill it out and return it to him.
- David Villalobos introduced the County's new Story Pole Guidelines. SBAR comments ensued:
 - Guidelines appear to drive a more complicated process than may be necessary in all cases adding potentially unnecessary costs to projects.
 - Concerned about any liability to the County in prescribing methods of constructing the storypoles. Question: should there be a general disclaimer in the Guidelines.
 - SBAR feels that under Standards 1.b., all that is needed is the last sentence.
 - Under Standards 2.a., the SBAR is adamant that it be a licensed surveyor specifically who certifies the accuracy of storypoles.

VII. STANDARD AGENDA:

Goleta

1. 07BAR-00000-00287 Hollstien New Residence, Garage and Barn Goleta
07LUP-00000-00755 (Sarah Clark, Planner) Jurisdiction: Ridgeline - Rural

Request of Eric Swenumson, agent for the owners, Steve and Doreen Hollstien, to consider Case No. 07BAR-00000-00287 (06BAR-00000-00172 previous BAR number) for **revised final approval for a roof change on a proposed new residence of approximately 4,006 square feet, a detached garage of approximately 900 square feet, and barn of approximately 3,080 square feet and grading plan.** No structures currently exist on the parcel. The proposed project will require approximately 2,764 cubic yards of cut and 1,470 cubic yards of fill. The property is a 5.0 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 069-010-050, located at **1550 Fairview Road** in the Goleta area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08, 2/29/08 & 3/14/08)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant revised final approval of 07BAR-00000-00287.

2. **08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**
08LUP-00000-00157 (Eric Gage, Planner) Jurisdiction: Goleta
Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **final approval to partially demolish an approximately 900 square feet single story residence and rebuild a new one and partial two story residence of approximately 2,515 square feet of net floor area (2718 square feet gross) with a new attached two car garage of approximately 441 square feet of net floor area (484 square feet gross).** The following structure currently exists on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08, 7/25/08 & 8/22/08)
- ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Romano absent) to drop 08BAR-00000-00071 from the agenda at the request of the applicant. See Agenda Status Report.**
3. **07BAR-00000-00127 Rodriguez Residence Partial Demolition/Remodel Goleta**
07LUP-00000-00313 (Seth Shank, Planner) Jurisdiction: Goleta
Request of R. Brian Nelson, architect for the owner, Al Rodriguez, to consider Case No. 07BAR-00000-00127 for **final approval of a partial residence demolition of approximately 2,248 square feet, proposed to include a first floor addition of approximately 2,482 square feet, second floor addition of approximately 2,323 square feet, porches of approximately 750 square feet and decks of approximately 864 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,374 square feet, garage/accessory structure of approximately 1,296 square feet, covered BBQ of approximately 780 square feet and shed of approximately 56 square feet. The proposed project will require approximately no cut and approximately 104 cubic yards of fill. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006, located at **1020 La Vista Road** in the Goleta area, Second Supervisorial District. (Continued from 6/08/07, 7/11/08 & 10/03/08)
- ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Romano absent) to continue 07BAR-00000-00127 to the meeting of March 13, 2009 at the request of the applicant. See Agenda Status Report.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **09BAR-00000-00023 Foss New Residence Mission Canyon**
(No Assigned Planner) Jurisdiction: Mission
Request of Al Winsor, agent for the owner, John Foss, to consider Case No. 09BAR-00000-00023 for **conceptual review of a new residence of approximately 2,899 square feet and carport of approximately 440 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 87.6 cubic yards of cut and approximately 77.6 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-180-094, located at **2639 Dorking Place** in the Mission Canyon area, First Supervisorial District.
- COMMENTS:**
- a. **Reconsider using an above ground cistern in favor of a buried cistern. If it is to be above ground, it must accentuate the architecture.**
 - b. **Architecture is somewhat awkward:**
 - **Massing is bulky with "tacked on" one story elements.**
 - **Need a coherent style and four sided architecture. Currently style appears to be partially Monterey.**
 - **Trellis elements seem too small; consider upsizing all timbers.**

- Slot window at porch needs more character; perhaps key off of character of other windows proposed immediately to the right of the slot.
 - Currently, buttressing is problematic; consider eliminating or incorporating throughout the structure and the carport.
 - Consider a lower pitched roof.
 - Restudy window locations for symmetry.
 - Restudy proportions of entry.
 - Restudy use of molding around fenestration.
 - Eliminate wrought iron railings in favor of wood throughout.
- c. Carport needs to incorporate the character of the house; correct proportions.
- d. Carport is also in an awkward location; restudy site plan to remove carport from immediately south of the useable outdoor living area and to reduce paving on the lot.
- e. Landscape Plan is acceptable but need a refined grading and drainage plan.
- f. Consider creating a dry “creek”.
- g. Submit an application for a land use permit and get planner input prior to returning to SBAR.

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

5. 07BAR-00000-00216 St. Denis Single Family Dwelling Addition Hope Ranch
07LUP-00000-00567 (Holly Bradbury, Planner) Jurisdiction: Ridgeline - Urban

Request of Michael Holliday, agent for the owners, Gary and Joane St. Denis, to consider Case No. 07BAR-00000-00216 for **preliminary approval of first floor addition of approximately 700 square feet and the conversion of an existing carport of approximately 700 square feet to habitable space.** The following structures currently exist on the parcel: single-story residence of approximately 3,500 square feet with a detached 3-car garage of approximately 900 square feet and porte-cochere of approximately 700 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 145 cubic yards of fill. The property is a 1.78 acre parcel zoned 2.5-EX-1 and shown as Assessor’s Parcel Number 063-023-005, located at **4415 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/05/07 & 10/17/08)

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Romano absent) to drop 07BAR-00000-00216 from the agenda at the request of the applicant. See Agenda Status Report.

6. 09BAR-00000-00019 Carr Partial Demolition to Residence and New Guest House and Garage Hope Ranch
(No Assigned Planner) Jurisdiction: Coastal

Request of Bill Hayer, architect for the owner, Lee Carr, to consider Case No. 09BAR-00000-00019 for **conceptual review of a partial residence demolition of approximately 3,875 square feet and partial demolition of an accessory structure/shed (habitable space) of approximately 985 square feet. Proposed residence rebuild of approximately 4,073 square feet to the first floor and approximately 1,286 square feet to the second floor, proposed new garage of approximately 860 square feet and deck of approximately 500 square feet. Proposed addition to accessory structure/shed (habitable space) of approximately 985 square feet and shed to remain of approximately 462 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,500 square feet and garage of approximately 672 square feet and accessory structure/shed of approximately 1,447 square feet. The proposed project will require approximately 413 cubic yards of cut and approximately 83 cubic yards of fill. The property is a 4.4 acre parcel zoned 3.5-EX-1 and shown as Assessor’s Parcel Number 063-220-023, located at **4353 Marina Drive** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. **Interesting project.**
- b. **Like the original home and fully support keeping the central domed element.**
- c. **Plan is fun with the fluid nature of forms: however, flowing plan is not reflected in elevations. Some struggle with the rectilinear expression of the additions. Currently, rectilinear forms present a stark difference to the fluid form of the existing house and additions. For the two different forms to be successful, they need to work more together and be more playful. Restudy to integrate better – break forms down into elemental blocks; apply a greater level of funk to the rectilinear forms.**
- d. **Consider more flat and/or green roof elements making curves more organic and flat surfaces just that: flat.**
- e. **Consider incorporating more lava rock into the elevations at the new wings.**
- f. **Consider making chimney more sculptural.**
- g. **Study proportions of windows in master west elevation with the goal of breaking up the elevation.**
- h. **Study how to make the landscape integrate with the house.**
- i. **Architectural reference: Bart Prince.**

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

Isla Vista

7. 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, 1/30/09 & 2/13/09)*

ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Romano absent) to drop 08BAR-00000-00279 from the agenda at the request of the applicant.