



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of March 4, 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, 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
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** No change in status.
- III. MINUTES:** Gray moved, seconded by Roberts and carried by a vote of 3 to 0 to 1 (Morris, Willson and Goodkind absent, Rivera abstains) to approve the Minutes of February 18, 2011.
- IV. CONSENT AGENDA:** None.
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- VI. STAFF UPDATE:** None.

VII. STANDARD AGENDA:

Toro Canyon/Summerland/Carpinteria Areas

1. 10BAR-00000-00171 MRE No. 2 & 3 LLC New Residence Summerland
10CDP-00000-00092 (Alex Tuttle, Planner) Jurisdiction: Summerland

Request of John B. Kilbane, Archwest Developments, Inc., architect for the owner, Montecito Ranch Estates, No. 2 & 3 LLC, to consider Case No. 10BAR-00000-00171 for **Preliminary/Final review of construction of a new 7,195 square foot (gross) single-family residence with a 825 square foot basement, a 975 square foot attached garage, a 760 square foot guest house, a sunken tennis court, pool, spa, viewing deck, and associated landscaping and hardscape on Lot 2.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.03 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 11/19/10)

COMMENTS:

- **Project received preliminary approval with the following comments:**
 - **Need to improve native plant list (e.g. *Schinus molle* is not a native).**
 - **Add larger woody materials to cover, e.g., *Ceanothus griseus horizontalis* or *Rhus integrifolia*.**
 - **Re., irrigation plan: include note requiring a controller with at least a rain sensor and also linked to climate data (e.g., Cyber Rain).**
- **Return for final review before the full board with final landscape and irrigation plans and architectural details.**

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 7 to 0 to grant preliminary approval of 10BAR-00000-00171. Applicant to return for final approval.

2. 09BAR-00000-00183 Biddlecomb/Garrett Guesthouse/Wall Toro Canyon
10CUP-00000-00037 (J. Ritterbeck, Planner) Jurisdiction: Toro

Request of Tracey Burnell, agent for the owners, Heath Biddlecomb and Suzanne Garrett, to consider Case No. 09BAR-00000-00183 for **preliminary/final approval of an as-built pool cabana of approximately 650 square feet and retaining wall and for an as-built site wall and entry gate over 6 feet in height and located within the front setback.** The following structures currently exist on the parcel: residence of approximately 2,956 feet and a detached garage of approximately 1,034 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-270-009, located at **3333 Foothill Road** in the Toro Canyon area, First Supervisorial District. (Continued from 12/04/09 & 11/05/10 & 11/19/10)

CONDITION:

- **Project received preliminary and final approvals with the condition that the balustrades be spaced out for more classical detailing.**

ACTION: Rivera moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary/final approval of 09BAR-00000-00183.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. 11BAR-00000-00016 Rizzoli New Carport Mission Canyon
11LUP-00000-00045 (Kimberley McCarthy, Planner) Jurisdiction: Mission

Request of Kurt Magness, architect for the owner, Anne Rizzoli, to consider Case No. 11BAR-00000-00016 for **conceptual review/preliminary approval of a new carport of approximately 441 square feet.** The following structures currently exist on the parcel: a house of approximately 240 square feet and second house of approximately 987 square feet. The proposed

project will require approximately 15 cubic yards of cut and fill. The property is a .75 acre parcel zoned 20-R-1and shown as Assessor's Parcel Number 023-221-014, located at **2725 Foothill Road** in the Mission Canyon area, First Supervisorial District.

COMMENT:

- **Return for final on consent with cut sheets for light fixture.**

ACTION: Willson moved, seconded by Yardy and carried by a 7 to 0 vote to grant preliminary approval of 11BAR-00000-00016. Applicant to return for final approval on consent.

**4. 11BAR-00000-00023 Koonce Fire Replacement Residence Mission Canyon
09JES-00000-00023 (Kimberley McCarthy, Planner) Jurisdiction: Mission**

Request of Steve Hausz, architect for the owner, Dr. William Koonce, to consider Case No. 11BAR-00000-00023 for **conceptual review of a replacement residence of approximately 4,046 square feet**. The following structures currently exist on the parcel: none, residence destroyed in Jesusita Fire. The proposed project will require minimal cubic yards of cut and fill. The property is a 19.28 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 023-320-010, located at **2815 Holly Road** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- Architectural modeling is a good too but SBAR needs architectural elevations for their review.**
- Big box concept is not inherently problematic. However, this style is typically for flat lots; style does not respond to aggressive topography of the lot. But SBAR understands the constraints on developing this parcel (fire rebuild, existing pad, existing site walls, easements etc).**
 - **Details will be critical to provide a simple expression of Spanish Colonial architecture.**
 - **Try to tie the existing site walls into the exterior walls of the house to root the building into the site.**
- Nine foot plate heights are reasonable.**
- Some concern about skylights; need to articulate better.**
- SBAR will waive the requirement for a landscape plan given photos of existing plant materials and composition on the site.**

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

**5. 10BAR-00000-00139 Gillio Residence Addition Hope Ranch
10MOD-00000-00002 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Urban**

Request of Steve Hausz, architect for the owners, Ronald J. Gillio, to consider Case No. 10BAR-00000-00139 for **preliminary approval of a residence addition of approximately 80 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,440 square feet, detached garage of approximately 1,242 square feet and guesthouse of approximately 342 square feet. The proposed project will not require grading. The property is a 26,211 square foot parcel zoned EX-1 and shown as Assessor's Parcel Number 063-042-010, located at **910 Camino Medio** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/01/10)

COMMENT:

- **The SBAR approved the modification based on good design.**

ACTION: Gray moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary approval of 10BAR-00000-00139. Applicant to return for final approval on consent.

**6. 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 250 cubic yards of cut and fill. The property is a 36,154.8 square foot parcel zoned 1-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 & 2/18/11)

COMMENTS:

- **House is not yet contextual. Still looks industrial/commercial with its strong forms, repeated small square windows, metal channels, exterior materials and cable guard rail. Understand interest is in a modern style, but materials and detailing are not quite residential. Need to reinforce shapes with natural materials to humanize the elements.**
- **Entry design is not awkward; restudy.**
- **Need to integrate house into the site.**
 - **Bring scale down.**
 - **Consider a more horizontal emphasis.**
 - **Reconsider use of metal channels.**
 - **Lower entry wall (with address).**
 - **Lower patio in rear and restudy wall.**
 - **Consider introducing some elements of "wood" and stone.**
- **EFIS is inappropriate on this residential structure. Stucco with insulation will work to better effect in this area and is additionally less expensive.**
- **Include more native plant materials in the landscape plan. Eliminate bamboo as it is completely out of context with the site and site surroundings.**

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

Isla Vista/Goleta

**7. 10BAR-00000-00061 Essex Property Trust Monument Sign Isla Vista
10CUP-00000-00011 (J. Ritterbeck, Planner) **Jurisdiction: Coastal****

Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00061 for **preliminary approval of one monument sign of approximately 32 square feet.** The following structures currently exist on the parcel: Housing Apartments. The proposed project will not require grading. The property is a 1.39 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-010-024, located at **6721 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10, 6/18/10, 7/02/10, 7/16/10 & 12/03/10) & 2/04/11)

COMMENTS:

- **Project was denied based on the inability to make required findings of approval below:**
 - ***2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community...***
 - ***10. Signs including their lighting, shall be well designed and shall be appropriate in size and location.***

The corporate look represented in the signage design is not in conformance with the character of Isla Vista where freedom to explore architectural expression is being fostered.

The idiosyncratic character of Isla Vista needs to be carried through into the graphic design of the signs; signs should bespeak the identity of the community. Specifically, the font does not reflect the well known buildings and does not relate to their historic identities; the tag “CBC” is too large and anonymous; and the sign itself is too large, particularly in its front yard location, dominating the streetscape inappropriately.

ACTION: Rivera moved, seconded by Goodkind and carried by a 7 to 0 for denial of 10BAR-00000-00061.

8. 10BAR-00000-00063 Essex Property Trust Monument Sign Isla Vista
10CUP-00000-00013 (J. Ritterbeck, Planner) Jurisdiction: Coastal approximately

Request of Tracey Parker, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00063 for **preliminary approval of one monument sign of approximately 20 square feet located on an existing 110 square foot monument.** The following structures currently exist on the parcel: Housing apartments. The proposed project will not require grading. The property is a 1.89 acre parcel zoned SR-H-20 and shown as Assessor’s Parcel Number 075-010-026, located at **6711 El Colegio Road** in the Isla Vista area, Third Supervisorial District. (Continued from 5/07/10, 6/18/10, 7/02/10, 7/16/10 & 12/03/10 & 2/04/11)

COMMENTS:

- **Project was denied based on the inability to make required findings of approval below:**
 - *2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community...*
 - *10. Signs including their lighting, shall be well designed and shall be appropriate in size and location.*

The corporate look represented in the signage design is not in conformance with the character of Isla Vista where freedom to explore architectural expression is being fostered. The idiosyncratic character of Isla Vista needs to be carried through into the graphic design of the signs; signs should bespeak the identity of the community. Specifically, the font does not reflect the well known buildings and does not relate to their historic identities; the tag “CBC” is too large and anonymous; and the sign itself is too large, particularly in its front yard location, dominating the streetscape inappropriately.

ACTION: Rivera moved, seconded by Goodkind and carried by a 7 to 0 for denial of 10BAR-00000-00061.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Will Rivera, and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, March 18, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:50 A.M.