



COUNTY OF SANTA BARBARA

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

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	
Martha Gray		
Glen Morris		
Steve Willson		
Jeff Yardy		
Lane Goodkind		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Jeremy Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Morris moved, seconded by Yardy and carried by a vote of 5 to 0 (Roberts and Gray absent) to:

- Continue Item 2 08BAR-00000-00279 St. George New Three Story Multi-Family Apartment Buildings to the March 19, 2010 meeting at the request of the applicants.
- Continue Item 4 09BAR-00000-00201 Henderson Residence Addition to the March 19, 2010 meeting at the request of the applicant.

III. MINUTES: Willson moved, seconded by Morris and carried by a vote of 6 to 0 (Roberts absent) to approve the Minutes of February 19, 2010.

IV. CONSENT AGENDA:

C-1. 10BAR-00000-00011 Gaspar New Residence Santa Barbara
10LUP-00000-00031 (Kimberly McCarthy Planner) **Jurisdiction: Goleta**
Request of Mathew Stannard, architect for the owners, Arthur and Elizabeth Gaspar, to consider Case No. 10BAR-00000-00011 for **final approval on consent 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. (Continued from 2/5/10 and 2/19/10)

ACTION: Morris moved, seconded by Willson and carried by a vote of 6 to 0 (Roberts absent) to grant final approval on consent of 10BAR-00000-00011.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Will Rivera informed the SBAR that he had attended a Joint Chairs Meeting. Joint Chairs were all interested in seeing SBAR use the checklist forms for conceptual reviews. Joint Chairs also expressed some concern about the level of formality maintained during SBAR meetings. Physical changes will be forthcoming: SBAR members will be miked. Commenting members of the public will use the podium.

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

1. **Discussion Item** **Project Clean Water Program**
(Cathleen Garnand and Joy Hufschmid)
Project Clean Water program update on state storm water runoff requirements for Low Impact Development and discussion on upcoming revisions to land use application.
(Continued from 02/19/10)

Discussion item only, no action was taken.

Isla Vista/Goleta

2. **08BAR-00000-00279**
St. George 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 **final 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, 2/05/10 & 2/19/10)

ACTION: Morris moved, seconded by Yardy and carried by a vote of 5 to 0 (Gray and Roberts absent) to continue 08BAR-00000-00279 to the March 19, 2010 meeting at the request of the applicant. See *Agenda Status Report*.

3. **10BAR-00000-00023** **Meadows Lot 8 LLC New Residence** **Santa Barbara**
(Mark Walter, Planner) **Jurisdiction: Goleta**

Request of Barry Berkus, architect for the owner, Meadows Lot 8, LLC, to consider Case No. 10BAR-00000-00023 for **conceptual review of a new residence of approximately 5,062 square feet and attached 3 car garage of approximately 1,000 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,363 cubic yards of cut and approximately 1,906 cubic yards of fill. The property is a 4.77 acre/square foot parcel zoned PRD and shown as Assessor's Parcel Number 055-010-021, located at **1038 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Sensitive approach to site constraints and opportunities.
- Architecture is appropriate to the specific site.
- Architectural style is in line with previous proposal; encourage design development.
- Consider emphasizing the use of native species.
- Lots of paving: consider reorienting garage doors and landscaping the currently proposed motor court.

- Reconsider the location of the pool within the courtyard to get more daylight.
Project received conceptual review only, no action was taken. Applicant to return for preliminary approval.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. 09BAR-00000-00201 Henderson Residence Addition Mission Canyon
09LUP-00000-00542 (Lisa Martin, Planner) Jurisdiction: Ridgeline-Urban

Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 09BAR-00000-00201 for **further conceptual/preliminary/final approval of residence addition/remodel of approximately 595 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 6,540 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10)

ACTION: Morris moved, seconded Yardy and carried by a 5 to 0 (Roberts and Gray absent) to continue 09BAR-00000-00201 to the March 19, 2010 meeting at the request of the applicant. See *Agenda Status Report*.

5. 10BAR-00000-00015 Convis Residence Addition Mission Canyon
10LUP-00000-00032 (Kimberley McCarthy, Planner) Jurisdiction: Mission

Request of Andy Ribbins, agent for the owner, Gary Convis, to consider Case No. 10BAR-00000-00015 for **preliminary/final approval of residence addition of approximately 615 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,620 square feet and garage of approximately 470 square feet. The proposed project will require approximately 12 cubic yards of cut and approximately 8 cubic yards of fill. The property is a 7,630 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-150-011, located at **986 Cheltenham** in the Mission Canyon area, First Supervisorial District. (Continued from 2/19/10)

COMMENTS:

- Return for final review with cut sheet of new lighting standards and show location of lights on plans.
- Return also with details as requested.

ACTION: Willson moved, seconded by Goodkind and carried by a 6 to 0 vote (Roberts absent) to grant preliminary approval of 10BAR-00000-00015. Applicant to return for final approval on March 19, 2010.

Toro Canyon/Summerland/Carpinteria Areas

6. 09BAR-00000-00186 Summerland Market Exterior Alterations Summerland
07BDP-00000-00689 (Kimberly McCarthy, Planner) Jurisdiction: Summerland

Request of Jim Feinberg, agent for the owner, Rose Robinson Trust, to consider Case No. 09BAR-00000-00186 for **further conceptual review/preliminary approval of exterior alterations, including faux chimney and change to approved lighting fixtures above gas pumps.** The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 01/08/10)

COMMENTS:

- Lighting design requires development (i.e., removal of fluorescents at eave and sodium at end of structure) and plans must reflect complete proposal. Need an integrated character for the lighting of the entire site.
- Architect needs to know code requirements for lighting and do the bare minimum allowed.
- Return with photometric drawings and with information on the color spectrum of lamps selected.
- Light fixture selected is nice; like the bronze color.
- OK with chimney if lighting is well done.
- Return for preliminary/final before the full board.

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the March 19, 2010 meeting.

7. **10BAR-00000-00016 Erdmann Residence Addition Summerland**
(No Assigned, Planner) **Jurisdiction: Summerland**

Request of David Chase, AM Design and Drafting architect for the owner, Robert Erdmann, to consider Case No. 10BAR-00000-00016 for **conceptual review of a residence addition of approximately 81 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,346 square feet and carport of approximately 300 square feet. The proposed project will not require grading. The property is a 8,437 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 005-142-002, located at **2319 Whitney Street** in the Summerland area, First Supervisorial District. (Continued from 02/19/10)

COMMENTS:

- Proposal is not acceptable. Façade remodel is not an improvement over the existing situation and is out of context and is inconsistent with Summerland Design Guidelines.
- Existing house has a strong design and the proposed remodel is not appropriate to it. The existing house is charming and reflects the character of Summerland. Existing front elevation is inviting with its trellis and clearstory windows. Proposed new front elevation is not inviting and it is very flat. Have lost the sense of entry. Proposed new elevation has no architectural hierarchy.
- Proposed new front elevation does not relate at all to the rest of the house; would prefer use of board and batten in the front, rather than the stone, to complement existing materials on house.
- Stone is used inappropriately. Stone could be introduced as a base element in the façade remodel but is inappropriate as proposed: eliminate stone veneer, barrel tile edge and new handrail.
- Conform roof to addition: need overhangs. Current proposal is too tight.
- Detail between the building and the driveway needs to be resolved in a way that makes sense architecturally.
- Consider hiring an architect.
- Consider use of raised planters in driveway.
- Return for further conceptual review.

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

8. **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 **preliminary/final 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 & 2/05/10 & 2/19/10)

CONDITION:

- Plant palette is entirely acceptable.
- Project received preliminary and final approvals with the following condition:
- All graded areas are to be landscaped.

ACTION: Morris moved, seconded by Yardy and carried by a vote of 5 to 0 (Roberts absent) to grant preliminary and final approval of 09BAR-00000-00185.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glenn Morris moved, seconded by Martha Gray, and carried by a vote of 6 to 0 (Jeremy Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 2, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 1:46 P.M.