

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

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 **preliminary/final 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. (Continued from 2/18/11)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 11BAR-00000-00006. No further comments were made by the Board of Architectural Review members at this time.

2. **11BAR-00000-00001** **Toor First and Second Story Residence Addition** **Goleta**

11LUP-00000-00040 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Edward V. Deras, agent for the owner, **Iqbal K. Toor**, to consider Case No. 11BAR-00000-00001 for **further conceptual/preliminary approval review of a first floor residence addition of approximately 387 square feet and second floor addition of approximately 1,215 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,373 square feet and garage of approximately 441 square feet. The proposed project will require approximately 13 cubic yards of cut and no fill. The property is a .19 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/21/11)

COMMENTS:

- a. **Project constitutes an aggressive massing for the proposed remodel and addition given the size of the lot and the neighborhood context. SBAR has already agreed to the size and massing of the structure, however, SBAR cannot approve this project with the front yard nearly completely paved as proposed. The SBAR's concern is focused on the visual impact of the house on the streetscape and public views. Need to redesign front yard landscaping to improve streetscape while maintaining ability to walk completely around the house as desired by the owner.**
- b. **Consider redesigning path around the house as a meandering path in decomposed granite making it both a more interesting experience and a permeable landscape feature.**
- c. **Proposed plant materials in isolated front yard planting pocket are inappropriate unless the area is sure to be shaded throughout the summer as the plant materials need a lot of water. Restudy to select more drought tolerant plant materials.**
- d. **Consider installing a tree in the front yard to visually diminish the scale of the house.**
- e. **Consider shortening the proposed front porch and installing plant materials up against the house to emphasize entry and soften the front elevation.**

- f. **Re., elevations: project is not achieving the design simplification previously directed by the SBAR. The SBAR is trying to encourage a sense of architecture and style in a house design that is currently not coherent and too busy.**
- g. **Windows are too varied; proportion of lights is random: restudy.**
- h. **Consider different materials, e.g., shiplap, for exterior walls.**

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

3. 10BAR-00000-00098 Bassage New Garage Santa Barbara
11LUP-00000-00001 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**

Request of Bill Jenkins, architect for the owner, James D. Bassage, to consider Case No. 10BAR-00000-00098 for **further conceptual review of a new garage of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,300 square feet, second residence of approximately 800 square feet, carport of approximately 400 square feet and parking pad (for proposed garage) of approximately 800 square feet. The proposed project will not require grading. The property is a 40 acre parcel zoned MTN 100 and shown as Assessor's Parcel Number 153-330-023, located at **2260 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10)

COMMENTS:

- **Fine with project as it is not visible from public views and the design is acceptable.**
- **Return for preliminary/final reviews before the full board.**
- **Consult with planner to ascertain required submittals (details, materials board etc.) for final SBAR approval.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the April 1, 2011 meeting.

4. 10BAR-00000-00090 Painted Cave Mutual Water Co. Water Tanks Goleta
09CUP-00000-00018 (Allen Bell, Planner) **Jurisdiction: Goleta**

Request of David Wright, agent for the owner, Painted Cave Mutual Water Company, to consider Case No. 10BAR-00000-00090 for **preliminary/final approval of two 82,000-gallon water tanks and one 15,000-gallon water tank.** The following structures currently exist on the parcel: one 82,000-gallon water tank (permitted under Emergency Permit 09EMP-00000-00005) and one 15,000-gallon water tank (unpermitted). The proposed project will require approximately 400 cubic yards of cut and approximately 20 cubic yards of fill. The property is a .42 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-131-002, located adjacent to 2782 Painted Cave Road in the Goleta Area (San Marcos Pass, Santa Barbara Painted Cave Subdivision), Second Supervisorial District. (Continued from 6/18/10)

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary/final approval of 10BAR-00000-00090. No additional comments were made by the Board of Architectural Review members present for this project.

Site Visit

5. 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 & 2/18/11)

Project received a site visit at this time only, no action was taken.

6. 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 & 2/18/11)

COMMENTS:

- a. **Need a site plan with existing and proposed topography, driveways, roads, and vegetation. All plans need to be of a consistent scale and large enough to read. Planner to show a complete set of plans to applicant as an example of what is being requested by the SBAR.**
- b. **Appreciate that the structure is single story, but it is located on the ridgetop and breaks the skyline as seen from public views from Cathedral Oaks and the Hwy 101/Glen Annie overpass. Particularly given the 10 foot plate heights and the raised foundation, SBAR is struggling to approve as located. Based on story pole site visit, need to move the structure at least ten feet north off the knoll; this would necessitate a redesign of the fire department turn around.**
- c. **Lower plate heights and extend roof overhangs.**
- d. **SBAR has no problem with the concept of a modular home nor with the location on the knoll, but in combination, need to make very certain the project is contextual.**
- e. **Install plants and/or trees up against and adjacent to the home to visually nest the structure into its site and to frame views out.**
- f. **Garage wing is foreign to vernacular of the rest of the house: restudy.**
- g. **Appreciate modest size however, east and west elevations are not well articulated; not enough indoor/outdoor relationship. Window placement needs to make architectural sense; restudy.**

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

7. 11BAR-00000-00026 Mueller Residence Addition Santa Barbara
11LUP-00000-00075 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Eric Swenumson, agent for the owner, Dennis Mueller, to consider Case No. 11BAR-00000-00026 for **conceptual review of a residence addition of approximately 535 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,244 square feet and attached garage of approximately 410 square feet. The proposed project will not require grading. The property is a 8,902 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-171-014, located at **5085 San Bernardo Place** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **Proposed addition is inappropriately front and side loaded inconsistent with the Eastern Goleta Design Guidelines. Addition does not appear integral to building.**
- **Reconsider a single story addition or centralize the second story addition and integrate into existing house design.**

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

8. 11BAR-00000-00028 Buie Residence Addition/Remodel Santa Barbara
(No Assigned Planner) Jurisdiction: Goleta

Request of Dan Weber, architect for the owners, Rich and Jody Buie, to consider Case No. 11BAR-00000-00028 for **conceptual review of a residence addition/remodel of approximately 800 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,734 square feet. The proposed project will not require grading. The property is a

43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-030-028, located at **1165 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Nice presentation.**
- b. **Very organized and coherent design.**
- c. **Like use of wood and consistent craftsman detailing. Like single story theme.**
- d. **Concept of rooftop deck on cabana may be acceptable depending on how privacy with neighbors would be maintained.**

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

9. 10BAR-00000-00113 Ellsworth New Residence, Garage & Guesthouse Santa Barbara 10LUP-00000-00280 (Nicole Mashore, Planner) Jurisdiction: Goleta

Request of Ken Taub, Flowers & Associates, Inc., architect for the owner, Jan Ellsworth, to consider Case No. 10BAR-00000-00113 for **final approval of a new residence of approximately 3,571 square feet, basement of approximately 821 square feet, guesthouse of approximately 654 square feet and garage of approximately 800 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,300 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/13/10, 09/17/10 & 10/01/10)

COMMENT:

- **Appreciate responsiveness to SBAR concerns. Project received final approval.**

ACTION: Willson moved, seconded by Roberts and carried by a vote of 6 to 0 (Yardy absent) to grant final approval of 10BAR-00000-00113.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**10. 11BAR-00000-00022 Gill/Wilkinson Storage Structure Mission Canyon
11LUP-00000-00058 (Brian Banks, Planner) Jurisdiction: Mission**

Request of Laura Wilkinson and Tim Gill, owners, to consider Case No. 11BAR-00000-00022 for **conceptual review/preliminary approval of storage structure of approximately 682 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,630 square feet and guesthouse of approximately 800 square feet. The proposed project will not require grading. The property is a 7.33 acre parcel zoned RR10 & AG-I-40 and shown as Assessor's Parcel Numbers 023-350-026, located at **1234 Mission Canyon Place** in the Mission Canyon area, First Supervisorial District.

ACTION: Rivera moved, seconded by Roberts and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 11 BAR-00000-00022. Applicant can return for final approval on consent. No comments were made by the Board of Architectural Review members present for this project.

**11. 11BAR-00000-00025 Saint Denis Residence Addition and Remodel Hope Ranch
11LUP-00000-00074 (Brian Banks, Planner) Jurisdiction: Ridgeline**

Request of Tom Ochsner, architect for the owners, Gary and Joanie Saint Denis, to consider Case No. 11BAR-00000-00025 for **conceptual review/preliminary approval of a residence addition of approximately 325 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,891 square feet, detached three car garage of approximately 900 square feet and guest house of approximately 660 square feet. The proposed project will not require grading. The property is a 1.93 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.

ACTION: Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 11BAR-00000-00025. No comments were made by the Board of Architectural Review members present for this project.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Lane Goodkind, and carried by a vote of 6 to 0 (Jeff Yardy absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 1, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:00 P.M.