

C-2. 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 **final on consent 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. (Continued from 3/18/11)

ACTION: Goodkind moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to grant final approval on consent of 11BAR-00000-00022.

C-3. 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 **final approval on consent 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. (Continued from 3/18/11)

ACTION: Goodkind moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to grant final approval on consent of 11BAR-00000-00025.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 10BAR-00000-00004 Kaupas New Residence Goleta
10LUP-00000-00127 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Jules and Marion Kaupas, owners, to consider Case No. 10BAR-00000-00004 for **preliminary/final approval of a new two-story residence of approximately 2,100 square feet and attached garage of approximately 480 square feet (and detached second residential unit of approximately 1,200 square feet not for SBAR review.)** No structures currently exist on the newly created vacant parcel. The proposed project will require approximately 107 cubic yards of cut and fill. The property is a .46 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-181-004, located at **4525 Auhay Drive** in the Goleta area, Second Supervisorial District. (Continued from 1/22/10 & 11/19/10)

COMMENTS:

- a. **Do not include Myosporum in the landscaping plan due to proximity of the creek/native restoration area. Instead, consider Rosemary or Ceanothus. Otherwise the landscaping plan is acceptable.**

- b. **The elevations for the residence were provided by the modular manufacturer. The garage has had additional feet added to its height since the last review, but this is noted on the plans and is acceptable to the committee.**
- c. **The presented color board is acceptable.**

ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to grant preliminary/final approval of 10BAR-00000-00004.

2. 09BAR-00000-00030 Warfield New Residence and Garage Isla Vista
09CDH-00000-00003 (Brian Banks, Planner) **Jurisdiction: Coastal**

Request of Jose L. Esparza, architect for the owner, Kenneth A. Warfield, to consider Case No. 09BAR-00000-00030 for **further preliminary/final approval of a new residence of approximately 1,075 square feet, basement of approximately 1,013 square feet and garage of approximately 571 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 200 cubic yards of cut and approximately 137 cubic yards of fill. The property is a 7,364 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-009, located at **6822 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 3/13/09, 4/02/10 & 4/16/10 & 5/07/10)

COMMENTS:

- a. **At the last meeting, the SBAR opined that the design should move toward either quirky or a traditional, craftsman architectural design. The current plans still have that ambiguity, but it appears that the current design is moving more toward a craftsman design. This is great opportunity to make a clear, established architectural design statement in that direction.**
- b. **Due to client's stated interest in following a more traditional craftsman style, suggest the designer further research the craftsman style and connections. There are numerous Santa Barbara examples.**
- c. **An example of the continuing ambiguity is that the posts are incongruous with the understory.**
- d. **If you can lower the basement two feet, that would help reduce the overall height and scale.**
- e. **The bender board proposed for the garden area may deform due to heat and other forces and a metal material is recommended.**
- f. **The garage needs to match the house design, siting the inconsistent parapet garage roof design. Try to match the gable pitches.**
- g. **A traditional design has no skylight. Use the dormers. Bay windows are also incongruous with craftsman design.**
- h. **The colors are moving in the wrong direction and are too bright for a craftsman design. The colors in the example photograph are more appropriate.**
- i. **Give today's direction, the committee feels that the designer should return for additional preliminary review and reserve any review of architectural details for a later meeting. Pencil hand sketches are suggested for discussion to determine if the design details are coming together.**

ACTION: Rivera moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to continue 09BAR-00000-00030 for further preliminary/final approval.

3. 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 & 3/18/11)

ACTION: Willson moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to continue 11BAR-00000-00001 to the Meeting of April 15, 2011 at the request of the applicant. See Agenda Status Report.

4. **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 **preliminary/final approval 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 & 3/18/11)

COMMENTS:

A detail letter was submitted in lieu of drawing modifications. This letter is acceptable to the committee but they advise that the architectural details need to be included on the plans for Building and Safety review.

ACTION: Yardy moved, seconded by Goodkind and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to grant preliminary/final approval of 10BAR-00000-00098.

Mission Canyon/Santa Barbara/Hope Ranch Areas

Site Visit

5. **10BAR-00000-00168 Pevec New Residence and Pool Pavilion Hope Ranch**
11CDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Welton, agent for the owners, Damir and Anne Pevec, to consider Case No. 10BAR-00000-00168 for a **site visit of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/19/10)

Project received a site visit only, review was scheduled late in the day.

6. **10BAR-00000-00096 Tchaghlassian Commercial Addition Santa Barbara**
10LUP-00000-00221 (Kimberley McCarthy, Planner) **Jurisdiction: Commercial**
Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for **preliminary/final approval of a commercial addition of approximately 1,755 square feet (gross)**. The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10, 9/03/10 & 11/05/10)

COMMENTS:

- a. **It was explained that the existing pole sign is a nonconforming structure and if removed, it cannot be replaced. Modifications are allowed.**
- b. **Question was raised regarding the sidewalk extension discussed at the last meeting. The applicant is working with Public Works on this issue which will be addressed during plan check.**
- c. **The committee recommends that the designer consider differentiating the height of the tower from the parapet roof to amplify the structural flow. Suggested that the tower height increase one foot to eighteen inches.**
- d. **The committee supports leaving the sign design as proposed.**
- e. **Include all of the architectural design details on the next set of plans.**

ACTION: Rivera moved, seconded by Willson and carried by a vote of 4 to 0 (Gray, Roberts and Morris absent) to grant preliminary approval of 10BAR-00000-00096. Applicant to return for final approval on consent at the April 15, 2011 SBAR meeting.

**7. 10BAR-00000-00168 Pevec New Residence and Pool Pavilion Hope Ranch
ICDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban****

Request of Steve Welton, agent for the owners, Damir and Anne Pevec, to consider Case No. 10BAR-00000-00168 for **further conceptual review of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/19/10)

COMMENTS:

- a. **Landscaping comments:**
- b. **Give significant consideration to your landscaping design in terms of affording shielding for the neighbor's benefit.**
- c. **Suggest buying both larger, more mature oaks and smaller, 5-gallon, quicker growing oaks to help facilitate vegetation shielding success.**
- d. **Break-up the tree and other planting sizes to provide for a more natural appearance, avoiding a hedge-like appearance.**
- e. **No upward-facing lights in the landscaping will be accepted. Properly done under the eaves may be acceptable but will be decided when additional design details are provided.**
- f. **Architectural comments:**
- g. **As stated under the landscaping review, work with the neighbors during the design review and permitting process. It would be appropriate to depict their residences on the plans so that they are aware of that level of consideration.**
- h. **The use of natural wood in the design is well done, but consider the use of FSE. Numerous options are available.**
- i. **The other principle entrance near the garage into the "mud room" is a good compliment to the lower level entrance. The new lowered entrance is very well done and responsive to the earlier review comments.**
- j. **Good job on using open spaces and breaking down the massing through creative design.**
- k. **As stated under landscaping review, upward facing lights are not acceptable unless and only perhaps when under eave. Preserving community space and privacy perceptions is paramount.**
- l. **The building materials are a good mix, as is the combination of architectural forms.**
- m. **Continue to move forward in this manner and work with the Hope Ranch design board.**
- n. **Because this still early in the design process, recommend coming back for preliminary review, then later preliminary/final once the architectural details are included on the plans.**

Project received further conceptual review only, no action was taken. Applicant to return for preliminary approval at the April 15, 2011 SBAR meeting.

Toro Canyon/Summerland/Carpinteria Areas

**8. 08BAR-00000-00160 Peeleman New Residence after Fire Carpinteria
08CDP-00000-00134 (Nicole Leiu, Planner) **Jurisdiction: Ridgeline - Rural****

Request of Jason Grant, agent for the owners, Ron and Linda Peeleman, to consider Case No. 08BAR-00000-00160 for **further conceptual review of a new residence of approximately**

3,353 square feet and detached garage of approximately 572 square feet. No structures currently exist on the parcel. The proposed project will require approximately 40 cubic yards of cut and no fill. The property is a 2.8 acre parcel zoned 3-R-1 and shown as Assessor's Parcel Numbers 001-160-007, -008, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 8/22/08 and 10/17/08 & 12/04/09)

COMMENTS:

- a. Return next meeting for preliminary review.**
- b. Provide a landscaping plan for review.**
- c. Consider a more rustic design on the roof tiles.**
- d. The design looks very good and responsive to earlier committee comments.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Steve Willson, and carried by a vote of 4 to 0 (Martha Gray, Jeremy Roberts and Glenn Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, April 15, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:15 P.M.