



# COUNTY OF SANTA BARBARA

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## **SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of April 15, 2011**

Santa Barbara County  
Planning Commission Hearing Room  
Engineering Building, Room 17  
123 East Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2000

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The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Will Rivera, at 9:09 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	Vice Chair
Jeremy Roberts	
Glen Morris	
Jeff Yardy	
David Villalobos	SBAR Secretary
Anne Almy	Supervising Planner

**COMMITTEE MEMBERS ABSENT:** Lane Goodkind, Steve Willson

**REPORTERS:** None in attendance

**NUMBER OF INTERESTED PERSONS:** Approximately 15

### **ADMINISTRATIVE AGENDA:**

#### **I. PUBLIC COMMENT:**

**II. AGENDA STATUS REPORT:** Roberts moved, seconded by Yardy and carried by a vote of 5 to 0 to:

- **Continued Item C-1 Tchaghlassian to the Meeting of May 6, 2011 at the request of Planning and Development.**

**III. MINUTES:** Rivera moved, seconded by Yardy (Goodkind and Willson absent) to approve the Minutes of April 1, 2011 as revised.

#### **IV. CONSENT AGENDA:**

**C-1. 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 **final approval on consent 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 & 4/01/11)

**ACTION:** Roberts moved, seconded by Yardy and carried by a vote of 5 to 0 (Goodkind and Willson absent) to continue 10BAR-00000-00096 to the meeting of May 6, 2011.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Glenn Morris announced that she will be moving to Colorado and will be resigning from SBAR. Her last meeting will be June 17.

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

### Isla Vista/Goleta

1. **11BAR-00000-00032**  
**Rancho San Roque, Inc. As-Built Three Horse Barns** **Santa Barbara**  
11LUP-00000-00104 (Julie Harris, Planner) **Jurisdiction: Goleta**

Request of Brent Daniels, agent for the owner, Rancho San Roque, Inc., to consider Case No. 11BAR-00000-00032 for **conceptual review of three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet.** The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel zoned AG-I-40 and 40-E-1, and shown as Assessor's Parcel Number 055-030-006, -069, -077, located at **3620 Mibek Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

**Public speakers: Ken Aiello, Tim Foley**

- a. **Public testimony was received regarding 1) overuse of the access easement from the ridge down through the City to Santa Theresita and 2) the claim that the site is being used as a commercial operation: planner to confirm.**
- b. **Planner to provide the SBAR with the background on the permit history, including any grading permits, of this site; background history should also include clarification of the extent of violations, including use of the access easement.**
- c. **Concern that building code may change the project from what is being presented. Applicant to investigate and improve/alter plans as necessary for next BAR review.**
- d. **Land use issues include noise, dust and flies from horse operation affecting adjacent neighbors where subject lot is zoned for agriculture and the neighboring properties are zoned residential..**

**Following planner input, will need a site visit to confirm visibility from the Arroyo Burro Trail.**

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

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 & 3/18/11 & 4/01/11)

**COMMENTS:**

- a. SBAR appreciates the design team's responsiveness to SBAR suggestions; current design is a big improvement.
- b. The house feels cohesive on all four sides.
- c. Landscape plant materials relate to the house style.
- d. Proportion of clearstory windows needs to be restudied: to close to the flat roof.
- e. Project received preliminary approval.
- a. Return for final review before the full board.

**ACTION:** Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Willson and Goodkind absent) to grant preliminary approval of 11BAR-00000-00001. Applicant to return for final approval on consent.

**3. 10BAR-00000-00196 Bartlett Residence Partial Demolition and Additions Santa Barbara  
11LUP-00000-00053 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta****

Request of Preston Mann, agent for the owners, James and Karen Bartlett, to consider Case No. 10BAR-00000-00196 for **further conceptual review/preliminary approval of a partial residence demolition of approximately 118 square feet and additions to main level of approximately 1,005 square feet and additions to lower level of approximately 717.8 square feet.** The following structures currently exist on the parcel: a residence of approximately 4.60 square feet and garage of approximately 825 square feet. The proposed project will not require grading. The property is a .78 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-051, located at **938 Via Los Padres** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/07/11)

**COMMENTS:**

- a. Overall, the project constitutes a nice upgrade to the house.
- b. Tower windows should be more vertical than square to resolve proportions.
- c. Strongly recommend reduction in amount of turf, particularly around existing oaks.
- d. Project received preliminary approval.

**ACTION:** Morris moved, seconded by Yardy and carried by a vote of 5 to 0 (Willson and Goodkind absent) to grant preliminary approval of 10BAR-00000-00196. Applicant to return for final approval.

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

**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 **further conceptual review/preliminary approval 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. (Continued from 3/4/11)

**COMMENTS:**

- a. Design is well integrated. All elevations work together.
- b. Appreciate changed detailing re., skylight and entry is now appropriate for architecture.
- c. Very good job wherein the "box" is deconstructed into an elegant form.
- d. Project received preliminary approval.
- e. Return for final on consent with color and materials board.

**Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Goodkind absent) to grant preliminary approval of 11BAR-00000-00023. Applicant to return for final approval on consent.**

5. **10BAR-00000-00168 Pevco 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 Pevco, to consider Case No. 10BAR-00000-00168 for **preliminary approval 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 & 4/01/11)

**COMMENTS:**

- **One SBAR member was concerned that the minutes from the previous review had not been addressed; others felt that the comments could be addressed through the final design drawings.**

**ACTION: Morris moved, seconded by Rivera and carried by a vote of 4 to 0 to 1 (Willson and Goodkind absent) to grant preliminary approval of 10BAR-00000-00168.**

**Toro Canyon/Summerland/Carpinteria Areas**

6. **11BAR-00000-00037 Furlotti Residence Addition and Remodel** **Carpinteria**  
(No Assigned Planner) **Jurisdiction: Coastal**  
Request of Steve Giannetti, architect for the owner, Alexander Furlotti, to consider Case No. 11BAR-00000-00037 for **conceptual review of a residence first floor addition of approximately 176 square feet with a demolition of approximately 39 square feet and second floor addition of approximately 582 square feet.** The following structures currently exist on the parcel: a two story residence of approximately a 4,483 square feet and a detached garage. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-005, located at **4237 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

**COMMENTS:**

- Applicant testified that the HOA has already approved the project design.**
- Symmetry is good; contextual; generally a nice project.**
- Consider pulling second story back at south elevation.**
- Apply for a CDH and return for preliminary/final review before the full board following ZA approval.**

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

7. **11BAR-00000-00041 Essex Property Trust Signage** **Isla Vista**  
10CUP-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Goleta**  
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust to consider Case No. 11BAR-00000-00041 for **conceptual review/preliminary of a monument sign of approximately 32.13 square feet.** The following structure currently exists on the parcel: apartment residences. The proposed project will not require grading. The property is a 3.0 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-009, located at **s775 Camino Del Sur** in the Isla Vista area, Third Supervisorial District.

**COMMENTS:**

- **Project was denied preliminary approval on the basis of the SBAR not being able to make SBAR findings 2 and 10. Specifically, at six feet tall by five feet wide, the sign is too tall as sited adjacent to the street overwhelming the streetscape. Additionally, the monument sign**

is unbalanced overall and therefore unacceptable. Moreover, the sign is not in conformance with the individualistic, funky character of Isla Vista and it ignores the graphic history of the specific apartment building, "The Sweeps", that it is trying to identify. This sign could be located in any city in the US as it exhibits no sense of place. In contrast, Isla Vista is a redevelopment area with a strong character and projects are held to a standard of design that supports the renewal of the place; this sign contributes a corporate aesthetic into the very individualistic place that is Isla Vista, detracting from the redevelopment effort.

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Willson and Goodkind absent) to deny 11BAR-00000-00041.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Martha Gray, and carried by a vote of 5 to 0 (Steve Willson and Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 6, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 11:42 P.M.