



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of April 16, 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
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Steve Willson	
Lane Goodkind	
Anita Hodosy-McFaul	
Anne Almy	Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Jeff Yardy

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris, Gray and Yardy absent) to:

- Continue Item # 8 Erickson New Residence, Guest house and Agriculture Structure to the May 7, 2010 meeting at the request of the applicant.

III. MINUTES: Willson moved, seconded by Goodkind and carried by a vote of 4 to 0 (Morris, Gray and Yardy absent) to approve the Minutes of April 2, 2010 as revised.

IV. CONSENT AGENDA: *None.*

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: *None.*

VI. STAFF UPDATE: *None.*

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. **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, 3/5/10 & 3/19/10)

COMMENTS:

- **Project received final approval with the following recommendations:**
 - **Consider upsizing succulents to survive the heavy use;**
 - **Consider upsizing *Quercus suber*; and**
- **Consider enclosing backflow preventer.**

ACTION: Morris moved, seconded by Gray and carried by a vote of 5 to 0 (Yardy absent, Riviera steps down) to grant final approval of 08BAR-00000-00279.

2. **Discussion** **Isla Vista Food Cooperative Project** **Isla Vista**
(James Heaton, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of Isla Vista Food Cooperative, architect Keith Rivera of ACME Architecture, **to brief the Board regarding design of façade improvement for the Isla Vista Food Cooperative. Improvements include paint, façade, signage, and an improved patio area.** The property is located at **6575 Seville Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Overall, really nice project; good direction; improvement to the existing situation.**
- b. **Need a stronger entry sequence:**
 - **Consider restudying parking with goal of allowing façade (trellises) to approach closer to the street thereby activating the entire front façade and allowing the design to become front rather than side loaded.**
 - **Consider reorienting produce display to line entry walk into the store and use the benched seating/patio area for "farmer's market" event (tables and chairs would need to be movable).**
- c. **Realistically, as proposed, the four foot width at produce display is too narrow; would need to push trellis out as far as possible into the parking area to function adequately.**
- d. **Restudy sign for more appropriate size; currently too large. Also consider raising sign so it is visible above the trellis.**
- e. **Instead of using planter strips in the parking lot, consider installing permeable paving throughout the entire parking area. As proposed, plants in strips would be very difficult to maintain.**
- f. **Re., colors, prefer the lighter composition.**

Project was a discussion item only, no action was taken.

3. 09BAR-00000-00030 Warfield New Residence and Garage Isla Vista
09CDH-00000-00003 (Errin Briggs, Planner) **Jurisdiction: Coastal**

Request of Jose L. Esparza, architect for the owner, Kenneth A. Warfield, to consider Case No. 09BAR-00000-00030 for **preliminary/final approval of a new residence of approximately 1,075 square feet, basement of approximately 1,013 square feet and garage of approximately 528 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 199.5 cubic yards of cut and approximately 137.2 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)

COMMENTS:

- a. **The architectural style of the garage is not compatible with the craftsman style of the house.**
 - **Restudy junction of garage and wraparound porch.**
 - **Consider detaching garage thereby creating a separate form.**
- b. **Detail chimney to reflect craftsman style.**
- c. **Restudy and revise entry sequence:**
 - **The 45 degree angle at the entry is awkward, uncharacteristic of the craftsman style and too cramped.**
 - **Porch is very important component of craftsman style such that the location of the stairs is important to the overall composition.**
 - **Pilasters need to be located proud of the porch: study typical craftsman style.**
- d. **Planting in right of way needs to be coordinated with Public Works.**
 - **Return for preliminary/final reviews before the full board.**

ACTION: Morris moved, seconded by Roberts and carried by a vote of 6 to 0 to continued 09BAR-00000-00030 for further preliminary/final approval.

4. 09BAR-00000-00213 Adderton New Residence Isla Vista
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **revised conceptual review of a new residence of approximately 2,176 square feet and an attached garage of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10)

COMMENTS:

Public speaker: Ken Warfield

- a. **Beautiful project; develop further along current direction.**
- b. **Extreme simplicity is great but may wish to include a vertical element at Sabado Tarde elevation; idea of painting the address on the elevation is great.**
- c. **Landscaping will be important to the project. Return with concept drawings.**
- d. **Submit application for Coastal Development Permit.**
- e. **Return following planner review for preliminary review before the SBAR**

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

5. 07BAR-00000-00271 Clearwire Wireless Communication Facility Santa Barbara
07CUP-00000-00077 (Megan Lowery, Planner) **Jurisdiction: Goleta**

Request of Robert McCormick, agent for the owner, Clearwire Wireless, to consider Case No. 07BAR-00000-00271 for **further conceptual review of a wireless communications facility of approximately 50 square feet.** The following structures currently exist on the parcel: three wireless carriers on antenna mounts of approximately 15 feet in height, two carriers located on an existing 50 foot monopole. The proposed project will not require grading. The property is a 143.48 acre parcel zoned REC and shown as Assessor's Parcel Number 059-140-023, located at **4568 Calle Real** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07)

COMMENTS:

Public Comment: Norene Brink

SBAR Comments:

- a. **Landscaping is too sparse; add more plants; encircle the antennas while installing the plants randomly.**
- b. **Demonstrate how toyon will be planted; maximum spacing is 10 feet on center at 5 - 15 gallon can sizes.**
- c. **Otherwise acceptable; dark green is appropriate color.**

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

6. 10BAR-00000-00055

AT&T Telecommunications Facility at Tuckers Grove

Santa Barbara

09CUP-00000-00050 (Megan Lowery, Planner)

Jurisdiction: Goleta

Request of Tim Miller, Trillium Consulting, agent for the owner, County of Santa Barbara, to consider Case No. 10BAR-00000-00055 for **conceptual review of a new AT&T telecommunications facility of approximately 251 square feet.** The following structures currently exist on the parcel: a ranger's office of approximately 300 square feet, Verizon equipment shelter of approximately 250 square feet, Verizon wireless telecommunications facility mono pine of approximately 50 feet in height, and a Verizon telecommunication mono pole of approximately 50 feet in height. The proposed project will not require grading. The property is a 19.07 acre parcel zoned REC and shown as Assessor's Parcel Number 067-100-027, located at **4800 Cathedral Oaks Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **Faux tree is acceptable.**
- **Bring samples of bark and branches to next meeting.**

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

7. 10BAR-00000-00056

County of Santa Barbara Sherriff Administration Building Addition

Santa Barbara

(No Assigned Planner)

Jurisdiction: Goleta

Request of Joe Wilcox, architect for the owners, County of Santa Barbara, to consider Case No. 10BAR-00000-00056 for **conceptual review of an addition of approximately 9,000 square feet.** The following structures currently exist on the parcel: Sheriff's Administration Building of approximately 13,025 square feet. The proposed project will require approximately 600 cubic yards of cut and no fill. The property is a 61.86acre parcel zoned REC and shown as Assessor's Parcel Number 059-140-029, located at **4434 Calle Real** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Drawings are very far developed for conceptual review. Given the advanced level of drawings, SBAR understands that their comments cannot be incorporated into any final design work. While the SBAR is generally supportive of the project, SBAR does not understand the point of bringing the project forward for design review at this time.**
- b. **The building constitutes three nonintegrated different parts/styles.**
- c. **Handrail should be simplified.**
- d. **Signage for main entry is important.**

Project was a discussion item, only, no action was taken.

12:00 P. M. to 1:30 P.M

Brown Bag Lunch
SBAR and Hope Ranch ABR
Audio recorded meeting - Discussion Only

8. **10BAR-00000-00042**
Erickson New Residence, Guest House & Agricultural Accessory Structure **Goleta**
10LUP-00000-00092 (Errin Briggs, Planner) **Jurisdiction: Ridgeline - Rural**
Request of James Bell, architect for the owner, Shawn Erickson, to consider Case No. 10BAR-00000-00042 for **preliminary/final approval of a new residence of approximately 2,996 square feet, guest house of approximately 783 square feet and agricultural accessory structure of approximately 272 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 310 cubic yards of cut and approximately 140 cubic yards of fill. The property is a 6.16 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-021, located at **0 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 3/19/10)

ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris, Gray and Yardy absent) to continue 10BAR-00000-00042 to the May 7, 2010 meeting at the request of the applicant. See Agenda Status Report.

9. **10BAR-00000-00052** **Salentine New Residence** **Goleta**
10LUP-00000-00118 (Errin Briggs, Planner) **Jurisdiction: Goleta**
Request of Steve Bovee, agent for the owner, John Salentine, to consider Case No. 10BAR-00000-00052 for **conceptual review of a new residence of approximately 1,512 square feet, attached garage of approximately 1,049 square feet and new entry of approximately 24 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 5.0 acre parcel zoned RR5 and shown as Assessor's Parcel Number 077-030-025 located at **1225 Franklin Ranch Road** in the Goleta area, Second Supervisorial District.

COMMENTS:

- a. **Because the project site is in a hole and is not open to public or private views, therefore the mobile home is acceptable. Regardless, the project needs to fit into its setting:**
- **Siting of house in a drainage is awkward; twist to allow surface water runoff to pass by.**
 - **Need a landscape plan to integrate into site and to control erosion; consider planting some oak trees and hydroseed with natives.**
- b. **Consider separating mobile home from detached garage: junction is awkward.**
- c. **Driveway should be a more organic form.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

10. **10BAR-00000-00053** **Cummings Patio Cover** **Hope Ranch**
10CDH-00000-00005 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Urban**
Request of Tom Ochsner, architect for the owners, Craig and Gayle Cummings, to consider Case No. 10BAR-00000-00053 for **conceptual review of a new patio cover of approximately 333 square feet.** The following structure currently exists on the parcel: a residence of approximately 3,598 square feet. The proposed project will not require grading. The property is a .32 acre parcel zoned R-3 and shown as Assessor's Parcel Number 065-240-067, located at **4855 Vieja Drive** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- **Acceptable project proposal.**

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

11. **07BAR-00000-00207** Miller Single Family Dwelling Addition and Garage Hope Ranch
07LUP-00000-00546 (Nicole Mashore, Planner) **Jurisdiction: Goleta**
07MOD-00000-00009

Request of R.E. Johnson, architect for the owner, Gregg Miller, to consider Case No. 07BAR-00000-00207 for **final approval of an addition of approximately 1,455 to the existing residence and an addition of approximately 1,324 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 1,436 square feet with an attached garage of approximately 256 square feet. The proposed project will not require grading. The property is a 1.1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-021, located at **4300 Via Corona** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/05/07 & 8/14/09)

ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Gray and Yardy absent) to grant final approval of 07BAR-00000-00207.

12. **10BAR-00000-00005** Tobias Residence Demolition/Rebuild and Accessory Structure Hope Ranch
10CUP-00000-00006(J. Ritterbeck, Planner) **Jurisdiction: Ridgeline – Urban**
10LUP-00000-00016
10MOD-00000-00001

Request of Peter Becker, architect for the owners, Andrew and Elisabeth Tobias, to consider Case No. 10BAR-00000-00005 for **further conceptual review/preliminary approval of a demolition of existing residence and rebuild for a residence of approximately 6,650 square feet, garage of approximately 1,376 square feet, guesthouse of approximately 488 square feet and hobby room of approximately 352 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,015 square feet, garage of approximately 667 square feet, second garage of approximately 587 square feet and planting shed of approximately 328 square feet – *all to be demolished.* The proposed project will require approximately 1,540 cubic yards of cut and fill. The property is a 2.19 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-192-017, located at **4050 Cuervo Avenue** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/22/10)

COMMENTS:

- **Project received preliminary approval with the following comments:**
 - **A lot of the proposed plant materials are non native and not drought tolerant and not in keeping with the architecture; incorporate Mediterranean species in final drawings.**
 - **Substitute zoyza with fescue.**
 - **60 inch box oaks or olives would be more drought tolerant and regionally appropriate than proposed *Podocarpus*. Extend tree plantings to surround and screen home.**
- **Glass railing is inappropriate to style: continue wrought iron railing instead.**

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 5 to 0 (Gray and Yardy absent) to grant preliminary approval of 10BAR-00000-00005.

Toro Canyon/Summerland/Carpinteria Areas

- 13. 09BAR-00000-00017 Czyzyk New Residence, Garage, Guesthouse & Pool Summerland**
09CDP-00000-00009 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
Request of Bob Easton, architect for the owner, Joseph A. Czyzyk, to consider Case No. 09BAR-00000-00017 for **final approval of a new residence of approximately 6,597 square feet with a basement of approximately 1,061 square feet, garage of approximately 872 square feet, guesthouse of approximately 760 feet and a pool.** No structures currently exist on the parcel. The proposed project will require approximately 2,436 cubic yards of cut and approximately 2,348 cubic yards of fill. The property is a 5.12 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-580-006, located at **2325 Ortega Ranch Road** in the Summerland area, First Supervisorial District. (Continued from 2/13/09 and Site Visit 3/13/09, 3/27/09 4/10/09, 4/24/09, 11/20/09 & 12/18/09)
- COMMENT:**
Public speaker: Tom Evans
- **Project received final approval with the following comment:**
 - Consider mixing plants in with the *Bougainvillea* to break up the color.
- ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 (Gray and Yardy absent) to grant final approval of 09BAR-00000-00017.**
- 14. 10BAR-00000-00006 Rosing and Largay Residence Addition Carpinteria**
10CDH-00000-00001 (Nicole Mashore, Planner) **Jurisdiction: Coastal**
Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Wayne Rosing and Dorothy Largay, to consider Case No. 010BAR-00000-00006 for **preliminary/final approval of residence addition of approximately 212 square feet and deck addition of approximately 105 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,857 square feet with attached garage of approximately 578 square feet and decks of approximately 1,309 square feet. The proposed project will not require grading. The property is a 1.5 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 004-098-005, located at **625 Sand Point Road** in the Carpinteria area, First Supervisorial District. (Continued from 1/22/10)
- ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 5 to 0 (Gray and Yardy absent) to grant preliminary/final approval of 10BAR-00000-00006.**
- 15. 05BAR-00000-00282 Claus LLC Mixed-Use Toro Canyon**
07TRM-00000-00002, 07DVP-00000-00002 (Nicole Mashore, Planner) **Jurisdiction: DVP**
Request of Valerie Froscher, architect for the owners, Claus LLC, to consider Case No. 05BAR-00000-00282 for **final approval of a mixed-use building consisting of commercial use of approximately 4,718 square feet with 2,260 square feet of commercial porch/deck and 400 square feet of commercial covered parking and residential use of approximately 5,140 square feet with 695 square feet of residential balcony and 1,009 square feet of residential covered parking.** The following structure currently exists on the parcel: an industrial building used as a retail showroom of approximately 1,100 square feet to be demolished. Project also included the demolition of existing paving. The proposed project will require approximately 100 cubic yards of cut and no fill. The property is a 17,127 square foot parcel zoned C-1 and shown as Assessor's Parcel Numbers 005-450-002, 005-450-001 and 005-450-003 located at **3717 Santa Claus Lane** in the Carpinteria area, First Supervisorial District. (Continued from 12/02/05, 5/19/06, 7/21/06, 11/16/07 & 6/20/08)
- CONDITION:**
- **Project received final with the following condition:**
 - Replace invasive Mexican feather grass with a non invasive grass e.g., *Aristida purpurea*
- ACTION: Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Gray and Yardy absent) to grant final approval of 05BAR-00000-00282.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Lane Goodkind, and carried by a vote of 5 to 0 (Martha Gray and Jeff Yardy absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 7, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:00P.M.