



**COMMENTS:**

- Revise colors to be less orange.
- Simplify cornice. Cornice should be same color as building walls.
- Need complete set of details.
- Wrap molding above wainscot around corner of building and allow to die in a shrub after +/- four feet.
- Signage should be consistent wherever it occurs on the tower.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

VI. **STAFF UPDATE: None.**

VII. **STANDARD AGENDA:**

**Isla Vista/Goleta**

1. **11BAR-00000-00047 Gelb Residence Change of Use/Addition Isla Vista**  
**11CDH-00000-00016 (J. Ritterbeck, Planner) Jurisdiction: Isla Vista**

Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 11BAR-00000-00047 for **conceptual review of a change of use, remodel and addition of approximately 1,604 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,545 square feet. The proposed project will not require grading. The property is a 5,623 square foot parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-030, located at **6709 Del Playa Drive** in the Isla Vista area, Third Supervisorial District.

**COMMENTS:**

- **Project is an opportunity to make an improvement to the streetscape and to reflect the redevelopment goals of Isla Vista and in order to receive approval for a modification would need to be an improvement in the design of the structure. Be playful.**
- **Study colors; colors in Isla Vista can be bright.**
- **Restudy north elevation. Garage to become its own architectural element separate and distinct from the second floor.**

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

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 **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 & 4/01/11)

**ACTION: Yardy moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary/final approval of 09BAR-00000-00030.**

**COMMENTS:**

- Current design is a huge improvement over previous iterations; SBAR appreciates that the architect took their comments and suggestions seriously to heart.**
- Design now has a real craftsman style; additionally, it is lowered and has an improved relationship to the street.**
- The landscape design is interesting and the Mission figs appropriately located at sides of entry.**
- Great job.**

3. **08BAR-00000-00276**  
**Turnpike Shopping Center Roofing and New Façade** **Santa Barbara**  
09SCD-00000-00014 / 09LUP-00000-00221 / 11RVP-00000-00019 (Julie Harris, Planner)  
**Jurisdiction: Commercial**

Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **revised final approval of exterior remodel with new roof material, new plaster color, entrance structure enhancements and new landscaping**. The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09 & 7/10/09 & 7/24/09)

**ACTION: Goodkind moved, seconded by Rivera and carried by a vote of 7 to 0 to continue 08BAR-00000-00276 for further revised final.**

**COMMENTS:**

- a. **Proposal of trees in grates within parking lot up against sidewalk does not make sense. Need new approach.**
- b. **Palms will do nothing to improve aesthetic of project; choose different plant materials, e.g. canopy trees.**
- c. **Consider idea of a planter box instead of a curb.**
- d. **Consider a concept of a median planting strip.**
- e. **Consider grouping canopy trees with flanking landscape placed strategically at ends of strip mall and adjacent to entries in traffic bulb outs to improve aesthetics while maintaining views to the signage.**

4. **11BAR-00000-00044** **Ayling Residence Addition** **Santa Barbara**  
11LUP-00000-0012 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Tom Jacobs, Ensberg Jacobs Design, architect for the owners, Rich and Sue Ayling, to consider Case No. 11BAR-00000-00044 for **conceptual review/preliminary/final approval of residence addition of approximately 84 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,265 square feet with attached garage of approximately 402 square feet. The proposed project will not require grading. The property is a 10,018 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-261-016, located at **5008 La Ramada Drive** in the Santa Barbara area, Second Supervisorial District.

**CONDITION:**

- **Project received preliminary and final approvals with the condition that the ipe is sourced sustainably.**

**ACTION: Roberts moved, seconded by Morris and carried by a vote of 7 to 0 to grant preliminary/final approval of 11BAR-00000-00044.**

5. **11BAR-00000-00045** **Toor First and Second Story Residence Addition** **Santa Barbara**  
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 **final 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 & 4/15/11)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 7 to 0 to continue 11BAR-0000-00001 to the meeting of May 20, 2011 at the request of the applicants. See Agenda Status Report.**

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

6. **10BAR-00000-00204** **Grimes Demolition/New Residence** **Hope Ranch**

10MOD-00000-00003 **Jurisdiction: Ridgeline/Modification – Urban/Coastal**  
10CDP-00000-00104 (Allen Bell, Planner)

Request of Peter Becker, architect for the owners, Brett and Marisa Grimes, to consider Case No. 10BAR-00000-00204 for **preliminary approval of demolition of an existing residence and accessory structures and construction of a new three level residence of approximately 4,049 square feet, attached garage of approximately 870 square feet, covered patios of approximately 435 square feet, uncovered balconies of 690 square feet, open and uncovered patio of approximately 1,060 square feet, pergola with outdoor fire place of approximately 280 square feet, spa of approximately 64 square feet, driveway of approximately 5,960 square feet, and retaining walls of approximately 350 linear feet. (Statistics are net square feet.) The project also includes a proposed modification to reduce the required front setback from 75 feet to approximately 62 feet for a portion of the residence and approximately 48 feet for all of the pergola and spa.** The following structures exist on the parcel and will be demolished: a residence of approximately 1,769 square feet, garage of approximately 330 square feet, driveway of approximately 4,600 square feet, and retaining walls of approximately 150 linear feet. The project will require approximately 600 cubic yards of cut, 950 cubic yards of fill and 350 cubic yards of import. The property is a 35,283 square foot parcel (0.81 acres) zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-015, located at **4015 Corta Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/21/11, 2/4/11 & 2/18/11)

**COMMENTS:**

Public speaker: Lousie Lamothe

- **Hope Ranch is characterized by its oak canopy. Consider using oaks in landscape design.**
- **Consider replacing cypress at southwest corner of lot.**
- **Project received preliminary approval with the finding that the landscape design in general improves project, including the pergola and fireplace elements located appropriately on the site in the front yard setback.**

**ACTION: Willson moved, seconded by Yardy and carried by a vote of 6 to 0 (Roberts abstained) to grant preliminary approval of 10BAR-00000-00204. Applicant to return for final approval.**

7. **11BAR-00000-00045** **Smyth As-Built Retaining Wall** **Mission Canyon**

10CUP-00000-00029 (J. Ritterbeck, Planner) **Jurisdiction: Mission**

Request of Jay Higgins, agent, Steven Olander, architect for the owner, Patrick Smyth, to consider Case No. 11BAR-00000-00045 for **conceptual review of an as built retaining wall of approximately 150 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,400 square feet. The proposed project will require approximately 15 cubic yards of cut and approximately 26 cubic yards of fill. The property is a 8,601 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-130-036 located at **721 Cheltenham Road** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

- **Need to address how to mitigate visual impacts of the wall.**
- **Paint wall an earth tone color and place vines (potentially creeping fig) in vine pockets at base of wall if possible. If not possible due to footing, add planter boxes at top of wall and allow trumpet vine to cascade down.**
- **SBAR encourages the applicant to present the project to the Mission Canyon Association BAR.**
- **Add a tree at corner of wall.**
- **Return for preliminary/final reviews before the full board with planting plan and proposed wall color(s). This review should occur prior to the project's hearing before the ZA; the SBAR will not take action at this next hearing but will comment to the ZA on the appropriateness of the mitigation proposed to address the wall.**

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

**8. 11BAR-00000-00050      Moritz Two-Story Cabana, Deck and Roof      Mission Canyon  
11LUP-00000-00131 (Kimberley McCarthy, Planner)      Jurisdiction: Mission**

Request of Paul Henderson, architect for the owner, Rita Moritz, to consider Case No. 11BAR-00000-00050 for **conceptual review of a two story cabana of approximately 509 square feet (first floor: 307square feet and second floor: 202 square feet), deck of approximately 531 square feet and roofing.** The following structures currently exist on the parcel: a two story residence of approximately 3,508 square feet, attached garage of approximately 420 square feet, a deck of approximately 509 square feet and pool. The proposed project will not require grading. The property is a 2.16 acre parcel zoned E-3/SD-2 and shown as Assessor's Parcel Number 023-320-011, located at **2911 Holly Road** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

Public speaker: Michael Vilkin

- a. **Project is overly complex for such a small structure with railings, pilasters, columns, different materials, acute angles etc. Elevations need to be simplified: restudy.**
- b. **As designed, structure looks like two stacked unsuccessful design references to the main house.**
- c. **Accessory structure needs to relate more to the main SFD. Study the post-modern styling of the main SFD and reflect its detailing in the accessory structure. For example, the proposed use of 12 x 12 outriggers contrasts adversely with the more sleek and slender outriggers on the main SFD; revise proportions.**
- d. **Some concern about the proposed footprint being driven by the property line and resulting in acute angles that will not be useable; consider squaring off forms.**
- e. **Very difficult to understand the project in three dimensions as drawn; strongly suggest use of study model.**
- f. **Avoid white reflective roofing materials; consider use of gravel on the roof.**
- g. **Planner to confirm whether wall lining driveway has or requires permits.**
- h. **In respect to landscaping, keep neat and low; use fire prevention plantings.**
- a. **Screen retaining walls with plants.**

**Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of May 20, 2011.**

**9. 11BAR-00000-00056      Bertelsen Accessory Structure      Mission Canyon  
(No Assigned Planner)      Jurisdiction: Mission**

Request of Ernie Knapp and Bob Easton, architects for the owner, Nancy Bertelsen, to consider Case No. 11BAR-00000-00056 for **conceptual review of an accessory structure of approximately 872 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,050 square feet and a barn of approximately 588 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 1.5 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-222-019, located at **762 Mission Park Drive** in the Mission Canyon area, First Supervisorial District.

**COMMENTS:**

- **Charming building; appropriately sited.**
- **Submit for a LUP. Following, planner to agendize for preliminary/final reviews.**

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

## Toro Canyon/Summerland/Carpinteria Areas

- 10. 11BAR-00000-00043 Calderon Accessory Structure Carpinteria/Toro Canyon**  
11CDP-00000-00021 (Megan Lowery, Planner) **Jurisdiction: Toro**
- Request of Tom Jacobs, architect for the owners, Ricardo and Dinah Calderon, to consider Case No. 11BAR-00000-00043 for **conceptual review/preliminary approval of an accessory structure of approximately 800 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,842 square feet, attached garage of approximately 808 square feet and pergola of approximately 98 square feet. The proposed project will not require grading. The property is a .59 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 005-320-010, located at **1765 Ocean Oaks Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.
- COMMENTS:**  
Public comment: Robert Logue
- **Project is contextual with existing house and is appropriately located in the rear of the property resulting in least impact to public views.**
  - **Project received preliminary approval.**
- ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 7 to 0 to grant preliminary approval of 11BAR-00000-00043. Applicant to return for final approval on consent at the May 20, 2011 meeting.**
- 11. 11BAR-00000-00055 Anderson Residence Remodel Alteration Toro Canyon**  
(No Assigned Planner) **Jurisdiction: Toro**
- Request of James Zimmerman, architect for the owners, Josh and Bethany Anderson, to consider Case No. 11BAR-00000-00055 for **conceptual review of a residence remodel/alteration of approximately 2,961 square feet**. The following structures currently exist on the parcel: a residence with a first floor of approximately 1,827 square feet, a second floor of approximately 1,134 square feet, attached garage of approximately 672 square feet and deck of approximately 925 square feet. The proposed project will not require grading. The property is a 3.49 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-048, located at **3060 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.
- COMMENTS:**
- **Completely appropriate. Nice upgrade.**
  - **Submit for a land use permit and have counter planner confirm the extent of the County's land use authority over this project.**
- Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval.**
- 12. 11BAR-00000-00053 Nguyen New Residence Summerland**  
11CDP-00000-00008 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**
- Request of Richele Mailand, agent for the owner, David Nguyen, to consider Case No. 11BAR-00000-00053 (formerly 06BAR-00000-00176) for **conceptual review/preliminary/final approval of a new residence of approximately 2,141 square feet with a basement of approximately 491 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 450 cubic yards of cut and approximately 200 cubic yards of fill. The property is a 7,500 square foot parcel zoned R-3 and shown as Assessor's Parcel Number 005-152-062, located at **180 Valencia Road** in the Summerland area, First Supervisorial District.  
(Continued from 9/15/06, 11/03/06, 1/05/07, 2/23/07, 3/16/07, 4/27/07, 5/11/07, 9/7/07, 9/21/07, 11/02/07, 12/14/07, 3/14/08, 3/28/08 & 4/11/08)
- COMMENT:**  
**Project received preliminary/final approvals on the SBAR assumption that the planner had previously confirmed that the project had not changed since its previous approval.**

**ACTION: Rivera moved, seconded by Yardy and carried by a vote of 7 to 0 to grant preliminary/final approval of 11 BAR-00000-00053.**

**13. 11BAR-00000-00052 Verano Del Mar LLC Addition Summerland**  
(No Assigned Planner) **Jurisdiction: Summerland**

Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar LLC, to consider Case No. 11BAR-00000-00052 for **conceptual review of as-built addition of approximately 356 square feet, tenant improvement of approximately 6,234 square feet, addition of an elevator of approximately 100 square feet with associated stairs, decks of approximately 487 square feet, new trash enclosure and revising of existing parking.** The following structures currently exist on the parcel: a two story building with basement of approximately 6,234 square feet, water tower of approximately 75 square feet and barn/garage of approximately 330 square feet. The proposed project will require approximately 75 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District.

**COMMENTS:**

- **Historic structure. Huge improvement to parking and access solution.**
- **Restudy pulling the elevator tower closer to the building.**
- **Submit for a CDP and return for further conceptual/preliminary review.**

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

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Lane Goodkind moved, seconded by Glen Morris, and carried by a vote of 7 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, May 20, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 2:00 P.M.