

COMMENT:

- **Return with irrigation plan and lighting fixtures.**

ACTION: J. Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Yardy absent) to continue 08BAR-00000-00125 for further final on consent at the meeting of May 21, 2010.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 10BAR-00000-00061 Essex Property Trust Monument Sign Isla Vista

10CUP-00000-00011 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Tracy Parker, Wolfpack Sign Group, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00061 for **conceptual review of one monument sign of approximately 31.34 square feet.** The following structures currently exist on the parcel: Housing Apartments. The proposed project will not require grading. The property is a 1.39 acre parcel zoned SR-H20 and shown as Assessor's Parcel Number 075-010-024, located at **6721 El Colegio Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- Need a vicinity map with keyed photographs showing site context including buildings and other area signage.**
- Proposed style of signage is commercial/industrial, with no site specific reference, and is inappropriate to the character and context of Isla Vista. Understand the idea of "branding" the buildings as one group however, the proposal loses the sense of site and context. Branding is ok as long as individual identifications of buildings remain.**
- Proposed stone is also inappropriate to the buildings in their context.**
- New signage would need to improve upon existing but existing is already contextual, site specific and better over all – albeit in need of restoration – than that proposed.**
- If the owner wants a sense of unity across his properties, consider using a consistent plant palette or curbing detail. A tag line below existing signs would also be acceptable.**
- Owner should look at what has recently been approved in Isla Vista to get a sense of the desired community aesthetic which is the antithesis of the commercial signage being proposed.**
- Re., Colonial building:**
 - **Monument sign on top of retaining wall is too high and is unacceptable.**
 - **New sign should be mounted on existing wall.**
 - **Existing sign is preferred to proposed signage.**
 - **Any new signage should perpetuate the "colonial" identity.**

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

2. 10BAR-00000-00062 Essex Property Trust Monument Sign Goleta

10LUP-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. 10BAR-00000-00062 for **conceptual review of one monument sign of approximately 27.53 square feet.** The following structures currently exist 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 **775 Camino Del Sur** in the Goleta area, Third Supervisorial District.

COMMENTS:

- a. **Need a vicinity map with keyed photographs showing site context including buildings and other area signage.**
- b. **Proposed style of signage is commercial/industrial, with no site specific reference, and is inappropriate to the character and context of Isla Vista. Understand the idea of “branding” the buildings as one group however, the proposal loses the sense of site and context. Branding is ok as long as individual identifications of buildings remain.**
- c. **Proposed stone is also inappropriate to the buildings in their context.**
- d. **New signage would need to improve upon existing but existing is already contextual, site specific and better over all – albeit in need of restoration – than that proposed.**
- e. **If the owner wants a sense of unity across his properties, consider using a consistent plant palette or curbing detail. A tag line below existing signs would also be acceptable.**
- f. **Owner should look at what has recently been approved in Isla Vista to get a sense of the desired community aesthetic which is the antithesis of the commercial signage being proposed.**
- g. **Re., Balboa:**
 - o **Existing signage is wonderful. Strongly suggest restoring.**

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

**3. 10BAR-00000-00063 Essex Property Trust Monument Sign Goleta
10CUP-00000-00013 (J. Ritterbeck, Planner) Jurisdiction: Goleta**

Request of Tracey Parker, agent for the owner, Essex Property Trust, to consider Case No. 10BAR-00000-00063 for **conceptual review of one monument sign (re-hab) of approximately 110 square feet (existing monument) sign face of approximately 19.99 square feet.** The following structures currently exist on the parcel: Housing apartments. The proposed project will not require grading. The property is a 1.89 acre parcel zoned SR-H-20 and shown as Assessor’s Parcel Number 075-010-026, located at **6711 El Colegio Road** in the Goleta area, Third Supervisorial District.

COMMENTS:

- a. **Need a vicinity map with keyed photographs showing site context including buildings and other area signage.**
- b. **Proposed style of signage is commercial/industrial, with no site specific reference, and is inappropriate to the character and context of Isla Vista. Understand the idea of “branding” the buildings as one group however, the proposal loses the sense of site and context. Branding is ok as long as individual identifications of buildings remain.**
- c. **Proposed stone is also inappropriate to the buildings in their context.**
- d. **New signage would need to improve upon existing but existing is already contextual, site specific and better over all – albeit in need of restoration – than that proposed.**
- e. **If the owner wants a sense of unity across his properties, consider using a consistent plant palette or curbing detail. A tag line below existing signs would also be acceptable.**
- f. **Owner should look at what has recently been approved in Isla Vista to get a sense of the desired community aesthetic which is the antithesis of the commercial signage being proposed.**
- g. **Re., Chimney Sweep:**
 - o **Agree that “chimney” should be dropped from identity signage.**
 - o **Needs its own specific font and graphic identity in the funky, artistic genre, like the Balboa sign.**

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

4. 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 & 4/16/10)

COMMENTS:

- a. **Board is split with half the board feeling that they can live with the project and half very uncomfortable with the project.**
- b. **Project design needs to be pushed either more consistently toward quirky and integrated or more consistently toward traditional craftsman. Right now, it is neither.**
- c. **Continued problems with the layout of dormer, stairs and entry as well as junction of garage and house roof. If door is to be placed at a 45 degree angle, do not try to make it look flat.**
- d. **Colors are unacceptable as proposed.**
- e. **Landscape plan is good. Though the proposed magnolias will take a lot more water than the proposed understory of drought tolerant plant materials.**
- f. **Return for further preliminary/final.**

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 6 to 0 (Yardy absent) to continue 09BAR-00000-00030 for further preliminary/final approval.

5. 10BAR-00000-00060 Prodanovich Residence Addition Santa Barbara
10LUP-00000-00123 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Robin Prodanovich to consider Case No. 10BAR-00000-00060 for **conceptual review/preliminary/final approval of a residence addition of approximately 139 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,693 square feet and attached garage of approximately 604 square feet. The proposed project will not require grading. The property is a 10,354 square foot parcel zoned 12-R-1 and shown as Assessor's Parcel Number 067-082-004, located at **873 Via Campobello** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Project received preliminary and final approvals with the following conditions:**
 - o **All details shall match existing.**
 - o **Invasive *Myoporum* species shall either be replaced with non invasive species of *Myoporum* or shall be replaced with *Ceanothus*.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary/final approval of 10BAR-00000-00060.

6. 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 & 4/16/10)

COMMENT:

- **Return for final on consent with colors, fixtures and details.**

ACTION: Morris moved, seconded by Roberts and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 10BAR-00000-00042. Applicant to return for final approval on consent.

7. 10BAR-00000-00067 Schinnerer Residence Addition Santa Barbara
10LUP-00000-00143 (Kimberley McCarthy, Planner) **Jurisdiction: Goleta**

Request of Zimmerman Architects, architect for the owner, Steve Schinnerer, to consider Case No. 10BAR-00000-00067 for **conceptual review/preliminary/final approval of a residence addition of approximately 275 square feet.** The following structure currently exists on the parcel: a two story residence of approximately 2,100 square feet. The proposed project will require approximately 20.4 cubic yards of cut and fill. The property is a .26 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-503-010, located at **5465 San Patricio Drive** in the Goleta area, Second Supervisorial District.

COMMENT:

- **Return for final on consent with colors, fixtures and details.**

ACTION: Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 10BAR-00000-00067. Applicant to return final on consent.

Site Visit

8. 09BAR-00000-00136 Cruces/Lohman, LLC SFD Remodel & New Addition Toro Canyon
Guest House Demo & New Guest House
09CDP-00000-00071 (Julie Harris, Planner) **Jurisdiction: Ridgeline -Rural/Toro**

Request of Selma Morales, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for a **site visit of after-the-fact remodel and additions to an existing SFD including garage conversion of approximately 462 square feet and addition of approximately 369 square feet; new SFD addition of approximately 1,587 square feet; and new detached guest house/accessory structure with a guest house of approximately 777 square feet, personal office of approximately 226 square feet and approximately 600 square feet of storage area below and terraces of approximately 585 square feet; and after-the-fact development of a new well pump house of approximately 100 square feet. Three coast live oak trees have been removed. The project includes 680 lineal feet of retaining walls, 795 lineal feet of decorative walls, grading and road improvements for fire access and approximately 960 cubic yards of cut and 960 cubic yards of fill, which have already occurred.** The following structures currently exist on the parcel: a residence of approximately 2,500 square feet, garage of approximately 220 square feet (converted as above) and storage shed (recently demolished) of approximately 240 square feet. A 856 square foot guest house with 136 square foot deck has been demolished in same basic footprint of the new guest house/accessory structure. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 9/11/09)

Project was a site visit, no action taken. Project conceptual review later in the day.

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 **further 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. (Continued from 4/16/10)

COMMENTS:

- **SBAR has some continued concern about the siting of the mobile home and garage; consider rotating mobile home to respond to the topography.**
- **Eliminate *gazania* from plant list (invasive species). Plant materials are very durable but typical to those seen in commercial/industrial developments. May wish to reconsider a more native plant palette.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

**10. 08BAR-00000-00282 Parkinson Demolition/New Residence Mission Canyon
(No Assigned Planner) Jurisdiction: Ridgeline- Urban**

Request of Dan Weber, architect for the owner, Brent Parkinson, to consider Case No. 08BAR-00000-00282 for **revised conceptual review of a demolition of a residence of approximately 914 square feet and garage of approximately 334 square feet and rebuild of a new residence of approximately 2,262 square feet.** The following structures currently exist on the parcel: a residence of approximately 914 square feet and garage of approximately 334 square feet. The proposed project will require approximately 61 cubic yards of cut and approximately 179 cubic yards of fill. The property is a .21 acre parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-122-002, located at **1056 Cheltenham Road** in the Mission Canyon area, Third Supervisorial District. (Continued from 1/16/09)

COMMENTS:

- Elevations are exciting; style is strong; interesting use of materials.**
- Contemporary design will work in Mission Canyon Heights setting.**
- Very good start. Continue developing design.**
- Consider mirroring the plan to eliminate the need for a variance, and to achieve sunset views from master porch; ok to remove Chinese elm.**
- Prefer to see ash removed.**
- Need to return with a landscape plan.**

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

**11. 09BAR-00000-00205 Budinger Demolition/New Residence Hope Ranch
09LUP-00000-00524 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline-Urban**

Request of Rick Jeffrey, agent and Jorge Machin, architect for the owner, Susan Budinger, to consider Case No. 09BAR-00000-00205 for **preliminary/final approval of a new residence of approximately 6,682 square feet, (demolition of existing residence of approximately 4,643.33 square feet,) new garages of approximately 1,273 and attached accessory structure of approximately 3,133 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,643.33 square feet, pool house and garage. The proposed project will require approximately 4,100 cubic yards of cut and approximately 1.078 cubic yards of fill. The property is a 1.85 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-022-007, located at **4410 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 1/08/10 & 1/22/10)

COMMENT:

- **Great project; moving the trees will add tremendously to the project.**

ACTION: Goodkind moved, seconded by Willson and carried by a vote of 6 to (Yardy absent) to grant preliminary approval of 09BAR-00000-00205. Applicant to return for final approval on consent.

12. **09BAR-00000-00178** **Melton Addition/New Garage** **Hope Ranch**
09LUP-00000-00474 (Kimberley McCarthy, Planner) **Jurisdiction: Design Overlay**
Request of Gil Garcia, agent for the owners, Kurt Melton and Judy Mouderrres, to consider Case No. 09BAR-00000-00178 for **further conceptual review and preliminary approval of an addition of approximately 903 square feet to the existing residence and a new attached garage of approximately 558 square feet.** The following structure currently exists on the parcel: residence of approximately 1,412 square feet. The proposed project will require approximately 20 cubic yards of cut and no fill. The property is a 0.46 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 061-191-005, located at **295 Arboleda Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 12/04/09, 3/19/10 & 4/02/10)

COMMENTS:

- a. **Appreciate the big design changes; vast improvement in project which is now a cohesive design; addition is contextual.**
- b. **Entry may need a bit more definition; idea of entry courtyard is good.**
- c. **Verbal landscape concept sounds good but need a landscape plan.**
- d. **Project received preliminary approval.**
- a. **Return for final review before the full board with landscape plan, colors, fixtures and details.**

ACTION: Willson moved, seconded by Gray and carried by a vote of 6 to 0 (Yardy absent) to grant preliminary approval of 09BAR-00000-00178. Applicant to return for final approval full board.

Toro Canyon/Summerland/Carpinteria Areas

13. **10BAR-00000-00068** **Hixon Garage/Workshop, Gym and Cabana** **Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**
Request of Britt Jewett, architect for the owner, Andrew Hixon, to consider Case No. 10BAR-00000-00068 for **conceptual review of a garage/workshop of approximately 997 square feet, gym of approximately 770 square feet and cabana of approximately 767 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,399 square feet, accessory structure of approximately 356 square feet (to be demolished) and carport of approximately 304 square feet (to be demolished). The proposed project will require approximately 127 cubic yards of cut and approximately 125 cubic yards of fill. The property is a 5 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-010, located at **900 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Very well thought out. Well done. Exciting project.**
- b. **The three very different structures are eclectic and will work well together on the site.**
- c. **Apply for land use permit.**

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

14. **09BAR-00000-00136** **Cruces/Lohman, LLC SFD Remodel & New Addition** **Toro Canyon**
09CDP-00000-00071 (Julie Harris, Planner) **Jurisdiction: Ridgeline -Rural/Toro**
Request of Selma Morales, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for **revised conceptual review of after-the-fact remodel and additions to an existing SFD including garage conversion of approximately 462 square feet and addition of approximately 369 square feet; new SFD addition of approximately 1,587 square feet; and new detached guest house/accessory structure with a guest house of approximately 777 square feet, personal office of approximately 226 square feet and**

approximately 600 square feet of storage area below and terraces of approximately 585 square feet; and after-the-fact development of a new well pump house of approximately 100 square feet. Three coast live oak trees have been removed. The project includes 680 lineal feet of retaining walls, 795 lineal feet of decorative walls, grading and road improvements for fire access and approximately 960 cubic yards of cut and 960 cubic yards of fill, which have already occurred. The following structures currently exist on the parcel: a residence of approximately 2,500 square feet, garage of approximately 220 square feet (converted as above) and storage shed (recently demolished) of approximately 240 square feet. A 856 square foot guest house with 136 square foot deck has been demolished in same basic footprint of the new guest house/accessory structure. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 9/11/09)

COMMENTS:

- a. **Terribly unfortunate for the SBAR and the applicant to be in this position where so much construction work was done to the property with no approvals or entitlements whatsoever, including building permits. It is incumbent upon any owner to know the legal requirements of the area. It is inappropriate to ask for exemptions to ordinance restrictions at this juncture as the SBAR would never have granted the project approval if it had remained in the planning stage and were not already built. The applicant needs to correct his path and achieve consistency with ordinance requirements.**
- b. **Cannot support guesthouse being taller than original plans provided.**
- c. **Several members think the proposed master addition is excessive and will be very visible from below. Program is making house too large; minimize square footage and scale back to make less prominent. Other members have no issue with the addition.**
- d. **Very unfortunate that aged specimen oak trees have been lost through site manipulation. Have lost vegetative screen that would have otherwise softened the appearance of the project. Strongly encourage replacement with specimen size oaks such as 60" box sized oaks.**
- e. **Project will require a landscape planting plan.**
- f. **Need to ensure that site walls are of appropriate height and are properly engineered.**
- g. **Materials used were of good quality.**

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

15. 10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland
10CDP-00000-00026 (J. Ritterbeck, Planner) Jurisdiction: Summerland
Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for **conceptual review of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District.
ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Yardy absent) to continue 10BAR-00000-00057 to the meeting of May 21, 2010 at the request of the applicant. See Agenda Status Report.

16. 10BAR-00000-00064
3238 Beach Club Drive Family Trust Residence Remodel Summerland
(No Assigned Planner) Jurisdiction: Coastal
Request of Michael Lilly, Square One Design, architect for the owner, 3238 Beach Club Drive Family Trust, to consider Case No. 10BAR-00000-00064 for **conceptual review of residence renovation/remodel of approximately 1,200 square feet.** The following structures currently exist

on the parcel: guest house of approximately 1,369 square feet (to be demolished), watchman's trailer of approximately 798 square feet and second guest house (subject structure) of approximately 1,250 square feet. The proposed project will not require grading. The property is a 10.25 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-018, located at **2825 Padaro Lane** in the Summerland area, First Supervisorial District.

COMMENTS:

Public speaker: Tom Evans.

SBAR Comments:

- a. **Looks like a nice project. Very appropriate to the site. Proceed with design development, materials, colors etc.**
- b. **May wish to go with more of an earth tone than bright white.**
- c. **Submit application for a CDH.**
- d. **Plan for erosion control on bare areas of the site insofar as is practical given future plans.**
- e. **Recommend working with the Summerland ARC.**

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Lane Goodkind, and carried by a vote of 5 to 0 (Glen Morris and Jeff Yardy absent) that the meeting was adjourned until 9:00 A.M. on Friday, May 21, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:55 P.M.