



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of May 20, 2011**

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
Martha Gray	Vice Chair
Jeremy Roberts	
Glen Morris	
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Roberts moved, seconded by Yardy and carried by a vote of 5 to 0 (Morris and Goodkind absent) to:

- **Continued Item #2 10BAR-00000-00196** Bartlett Residence Partial Demolition and Additions to the meeting of June 3 at the request of the applicants.

III. MINUTES: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Goodkind absent) to approved the Minutes of May 6, 20011 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, 4/15/11 & 5/06/11)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Goodkind absent) to grant final approval on consent of 10BAR-00000-00096

C-2. 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 **final on consent 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. (Continued from 5/6/11)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Goodkind absent) to grant final approval on consent of 11 BAR-00000-00043.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS : None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 11BAR-00000-00006
Doussineau Partial Garage Conversion, Carport, Cabana, Pool Santa Barbara
11LUP-0000-00019 (Kimberley McCarthy, Planner) Jurisdiction: Goleta

Request of Dawn Sherry, architect for the owner, Romain Doussineau, to consider Case No. 11BAR-00000-00006 for **final approval of a partial garage conversion to habitable space of approximately 438 square feet, new carport of approximately 518 square feet, a new cabana of approximately 240 square feet and a pool**. The following structures currently exist on the parcel: a residence of approximately 4,275 square feet, and three-car-garage of approximately 766 square feet. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .7 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 153-233-005, located at **4564 Via Maria** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/18/11 & 3/18/11)

ACTION: Rivera moved, seconded by Roberts and carried by a vote of 6 to 0 (Morris absent) to grant final approval of 11BAR-00000-00006.

**2. 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 **final 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 & 4/15/11)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to continue 10BAR-00000-00196 to the meeting of June 3, 2011 at the request of the applicant. See Agenda Status Report.

**3. 11BAR-00000-00040 AT&T Facility at Extended Stay America Hotel Santa Barbara
10CUP-00000-00013 (Megan Lowery, Planner) **Jurisdiction: Goleta****

Request of Tricia Knight, agent, and Omni Design Group, architect for the applicant, AT&T, to consider Case No. 11BAR-00000-00040 for **conceptual review of a telecommunications facility of approximately 464 square feet.** The following structure currently exists on the parcel: 45,560 square foot hotel structure and a 65,418 square foot parking area. The proposed project will not require grading. The property is a 2.85 acre parcel zoned C-1 and shown as Assessor's Parcel Number 067-230-043, located at **4870 Calle Real** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speakers: Andrew Firestone, Jaime Guerrero, Tad McKenzie

- a. **Cannot support proposal based on impact to public views along Calle Real, the Turnpike Road overpass and the 101 Highway.**
- b. **At 70 feet tall and 16 feet from the right of way of Calle Real, in an urban setting where nothing approaches 70 feet in height, project is out of scale and character for proposed location.**
- c. **Faux trees are more successful located at a distance from public vantage points in and amongst other trees.**
- d. **Investigate different design and different location.**
- e. **Consider using multiple antennas rather than one structure.**
- f. **Try to incorporate solution into existing hotel structure.**

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

**4. 11BAR-00000-00048 Azizi Garage Conversion Santa Barbara
(No Assigned Planner) **Jurisdiction: Goleta****

Request of Diana Costea, agent for the owner, Masood Azizi, to consider Case No. 11BAR-00000-00048 for **conceptual review of a garage conversion into a bedroom of approximately 425 square feet and full bath of approximately 49 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,295 square feet. The proposed project will not require grading. The property is a 6,970 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-433-002, located at **571 Via El Cuadro** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Upgrade structure in its neighborhood context. Need to make project look like it is not a converted garage but an integral part of the house design; review Eastern Goleta Design guidelines.**
- b. **Add at least one window for aesthetics and cross ventilation.**

- c. **Reduce amount of paving at parking area adjacent to converted garage; add plant materials to soften.**

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

5. **11BAR-00000-00028 Buie Residence Addition/Remodel Santa Barbara**

11LUP-00000-00141 (Kimberley McCarthy, Planner) Jurisdiction: Goleta

Request of Dan Weber, architect for the owners, Rich and Jody Buie, to consider Case No. 11BAR-00000-00028 for **preliminary/final approval of a residence addition/remodel of approximately 800 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,734 square feet. The proposed project will not require grading. The property is a 43,560 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-030-028, located at **1165 San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/18/11)

COMMENTS:

- **Very appropriate. Well executed. Strong project.**
- **Project received preliminary approval.**

Return for final review on consent with architectural details and colors and materials board.

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Morris absent) to grant preliminary approval of 11BAR-00000-00028. Applicant to return for final approval on consent.

6. **11BAR-00000-00001 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 & 5/06/11)

COMMENTS:

- **The project received revised preliminary approval with the condition that plans be coordinated so that elevations match and are consistent with floor plans.**
- **Return for final review on consent with full complement of architectural details as well as colors and materials board including proposed light fixture.**

ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (Morris absent) to revised preliminary approval. Applicant to return for final on consent at the meeting of June 3, 2011.

Mission Canyon/Santa Barbara/Hope Ranch Areas

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 **preliminary/final approval 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. (Continued from 5/06/11)

Project received conceptual review only, no action was taken. Applicant to return for preliminary approval at the meeting of June 3, 2011.

**10. 11BAR-00000-00066 French New Residence (Fire Rebuild) Mission Canyon
11LUP-00000-00151 (Brian Banks, Planner) Jurisdiction: Mission**

Request of Sophie Calvin, agent for the owner, Barbara French, to consider Case No. 11BAR-00000-00066 for **conceptual review of a new residence (fire re-build) of approximately 2,288 square feet.** The following structure currently existed on the parcel prior to fire: a residence of approximately 1,280 square feet. The proposed project will require approximately 315 cubic yards of cut and approximately 252 cubic yards of fill. The property is a 2.18 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-027, located at **2634 Tunnel Ridge Road** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. Project is very nice and responsive to site conditions.**
- b. Restudy popout; not as simple as the rest of the composition.**
- c. Reconsider use of siding on chimney; chimney seems more part of the plaster form and should be of plaster.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of June 3, 2011.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Jeff Yardy, and carried by a vote of 6 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 3, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 12:20 P.M.