



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 4, 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:

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

COMMITTEE MEMBERS ABSENT: Will Rivera, Glen Morris, Jeff Yardy

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

- II. AGENDA STATUS REPORT:** Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to:
- **Continue Item # 1 08BAR-00000-00036 “The Loop” New Mixed Use Building to the meeting of June 18, 2010 at the request of the applicant.**
 - **Drop Item # 7 10BAR-00000-00074 Friedenbergs New Residence from the agenda at the request of the applicant.**
 - **Continue Item # 10 Tessada Residence/Garage/Guesthouse/Cabana due to the lack of a quorum to the meeting of June 18, 2010**

III. MINUTES: Gray moved, seconded by Goodkind and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to approve the Minutes of May 21, 2010.

IV. CONSENT AGENDA:

C-1. 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 **final approval on consent 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 & 5/07/10 & 5/21/10)

ACTION: Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Rivera, Morris and Willson absent) to continue 09BAR-00000-00205 for further final on consent at the meeting of June 18, 2010.

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

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

Isla Vista/Goleta

1. **08BAR-00000-00036 “The Loop” New Mixed Use Building** **Isla Vista**
08CNS-00000-00005 (Errin Briggs, Planner) **Jurisdiction: DVP**

Request of D3 Partners, developers, to consider 08BAR-00000-00036 for preliminary approval of a mixed use building of approximately 44,994 square feet in the Isla Vista Redevelopment consisting of approximately 4,661 square feet of community serving commercial space on the ground floor and a hotel on the second floor. Upper levels will consist of 25 residential units (5 of which are affordable at the low-income level). Approximately 25 parking spaces to be provided onsite, tucked under the building. Project will pursue certification under the County Innovative Building Program. The proposed project will require less than 50 cubic yards of grading. The property consists of two parcels of approximately 0.11 acres and approximately 0.26 acres in size and is shown as Assessor’s Parcel Numbers 075-173-003 and 075-173-026, located at **6533 and 6539 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/29/08 & 6/20/08)

ACTION: Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to continue 08BAR-00000-00036 to the meeting of June 18, 2010 at the request of the applicant. *See Agenda Status Report.*

2. **10BAR-00000-00004** **Kaupas New Residence** **Goleta**
10LUP-00000-00127 (Erin Briggs, Planner) **Jurisdiction: Goleta**

Request of Jules and Marion Kaupas, owners, to consider Case No. 10BAR-00000-00004 for further conceptual review of a new residence of approximately 2,500 square feet (*and detached second residential unit of approximately 1,200 square feet not for SBAR review.*) No structures currently exist on the newly created vacant parcel. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a .46 acre parcel zoned 15-R-1 and shown as Assessor’s Parcel Number 061-181-004, located at **4523 Auhay Drive** in the Goleta area, Second Supervisorial District. (Continued from 1/22/10)

COMMENTS:

- a. Siting of buildings as proposed will not create a comfortable living environment representing a missed opportunity. Site layout is currently rigid and tight. Need more separation between buildings; redesign to create space between the buildings.
- b. Site plan should allow for safe car movement; redesign necessary.
- c. Need more creativity in landscape; too much hardscape; find more opportunities for planting.
- d. Single story DRSU will be shaded by two story SFD; reconsider orientation.
- e. Concern about north elevation of SFD: will need to create a break, perhaps a bump out of conventional construction.
- f. Consider using French doors instead of sliding doors.
- g. Return for further conceptual with all project details shown on plans and elevations.

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

3. 10BAR-00000-00081 Girls Inc. Monument Sign Santa Barbara
(No Assigned Planner) Jurisdiction: Goleta

Request of James Zimmerman, architect for the applicant, Monica Spear, Girls Incorporated of Greater Santa Barbara to consider Case No. 10BAR-00000-00081 for **conceptual review of a monument sign of approximately 20 square feet**. The following structures currently exist on the parcel: a main building of approximately 10,068 square feet, gymnasium of approximately 7,100 square feet and auditorium of approximately 2,200 square feet and library of approximately 1,222 square feet. The proposed project will not require grading. The property is a 4.39 acre parcel zoned DR-4.6 and shown as Assessor's Parcel Number 065-180-035, located at **4973 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. If sign moves up toward the street as proposed, it will need to be nestled into the landscape. Relocate off the edge of the driveway pavement.**
- b. Return for preliminary/final reviews before the full board with landscape plan for around the monument sign.**

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

4. 10BAR-00000-00082 Jimenez Garage Conversion Santa Barbara
10LUP-00000-00188 (Kimberley McCarthy, Planner) Jurisdiction: Goleta

Request of Jason Grant, agent for the owner, Arturo Jimenez, to consider Case No. 10BAR-00000-00082 for **conceptual review/preliminary/final approval of a garage conversion of approximately 400 square feet**. The following structure currently exists on the parcel: a residence of approximately 1,300 square feet. The proposed project will not require grading. The property is a 6,969 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-202-010, located at **4733 Baxter Street** in the Goleta area, Second Supervisorial District.

COMMENTS:

- a. Consider moving the existing hedge, already proposed for relocation, closer to the house to obviate a hedge row look, inconsistent with the existing neighborhood character or cut the hedge down to a reasonable height.**
- b. Path to master bedroom should be secondary to primary walk to front door.**
- c. Reconsider form of walkway.**
- d. Return for preliminary/final reviews before the full board.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of June 18, 2010.

Mission Canyon/Santa Barbara/Hope Ranch Areas

5. 10BAR-00000-00085 Martin New Residence and Garage Mission Canyon
10LUP-00000-00175 (Brain Banks, Planner) Jurisdiction: Mission

Request of Dennis Thompson, architect for the owner, Janice Martin, to consider Case No. 10BAR-00000-00085 for **conceptual review of new residence of approximately 2,339 square feet and garage of approximately 440 square feet**. No structures currently exist on the property; original structure burned in Jesusita Fire. The proposed project will require approximately 10 cubic yards of cut and fill. The property is a .85 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-051-020, located at **1165 Tunnel Road "F"** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. House will be handsome. Nice project, beautiful simplistic form.**
- b. Need a better understanding of the use of materials.**

- c. **Need a landscape plan that works with the architecture. Landscape plan should address fire management policies.**
- d. **Restudy form of new retaining wall; consider allowing it to become more organic to contrast with the rectilinear forms of the house.**
- e. **Return for preliminary/final reviews before the full board.**

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

6. **10BAR-00000-00069**
Vilkin/Wright Rebuild Garage and New Guest House **Mission Canyon**

10LUP-00000-00149 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Vadim M. Hsu, architect for the owners, Michael Vilkin and Steven Wright, to consider Case No. 10BAR-00000-00069 for **preliminary/final approval of a rebuild three car garage (destroyed in Jesusita Fire) of approximately 610 square feet and new guest house of approximately 588 square feet.** The following structure currently exists on the parcel: permitted rebuild residence under construction of approximately 4,690 square feet. The proposed project will not require grading. The property is a 59.987 square foot parcel zoned RR-5D and shown as Assessor's Parcel Number 023-320-012, located at **2921 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/21/10)
- ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Rivera, Morris and Gray absent) to grant preliminary/final approval of 10BAR-00000-00069.**
7. **10BAR-00000-00074** **Friedenberg New Residence** **Mission Canyon**

09JES-00000-00088 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**
Request of Bryan Pollard, architect for the owners, Howard and Suzie Friedenber, to consider Case No. 10BAR-00000-00074 for **preliminary/final approval of new residence and attached garage of approximately 3,264 square feet.** The following structures currently exist on the parcel: a residence (lost in Jesusita Fire) of approximately 2,283 square feet, and carport/workshop of approximately 588 square feet. The proposed project will require approximately 25 cubic yards of cut and approximately 20 cubic yards of fill. The property is a 1.11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-340-020, located at **1255 Tunnel Road** in the Mission Canyon area, First Supervisorial District. (Continued from 6/21/10)
- ACTION: Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to drop 10BAR-00000-00074 from the agenda at the request of the applicant. See Agenda Status Report.**
8. **10BAR-00000-00039**
Tabasgo Living Trust New Residence, Garage and Observatory **Santa Barbara**

10LUP-00000-00136 (Errin Briggs, Planner) **Jurisdiction: Ridgeline-Rural**
Request of Taalman Koch, architect and Bildsten and Sherwin Design Studio, agent for the owner, Tabasgo Living Trust, to consider Case No. 10BAR-00000-00039 for **preliminary/final approval of a new residence of approximately 2,610 square feet, garage of approximately 750 square feet and observatory of approximately 294 square feet.** The following structure currently exists on the parcel: a residence (to be removed) of approximately 2,340 square feet. The proposed project will not require grading. The property is a 32.05 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-010, located at **1297 West Mountain Drive** in the Santa Barbara area, First Supervisorial District. (Continued from 3/19/10 & 5/21/10)
- ACTION: Willson moved, seconded by Goodkind and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to grant preliminary approval of 10BAR-00000-00039. Applicant to return for final approval on consent at the July 18, 2010 meeting. No further comments were made by the Board of Architectural Review members present for this meeting.**

9. 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 **preliminary/final approval 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. (Continued from 4/16/10)

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to grant preliminary/final approval of 10BAR-00000-00053.

Toro Canyon/Summerland/Carpinteria Areas

10. 09BAR-00000-00193 Tessada Residence/Garage/Guesthouse/Cabana Toro Canyon
09LUP-00000-00505 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline-Rural

Request of Don Nulty, architect for the owner, Enrique Tessada, to consider Case No. 09BAR-00000-00193 for **preliminary/final approval of single family dwelling of approximately 4,910 square feet with attached 4-car garage of approximately 971 square feet, basement of approximately 1,107 square feet, guesthouse of approximately 799 square feet, and cabana of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 839 square feet, storage building of approximately 228 square feet, and shed of approximately 96 square feet. The proposed project will require approximately 200 cubic yards of cut (575 cubic yards cut for basement excavation) and approximately 600 cubic yards of fill. The property is a 3023 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-090-041, located at **3090 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 1/08/10)

ACTION: Gray moved, seconded by Willson and carried by a vote of 4 to 0 (Rivera, Morris and Yardy absent) to continue 09BAR-00000-00193 due to the lack of a quorum to the meeting of June 18, 2010. See Agenda Status Report.

11. 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 **further 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. (Continued from 5/07/10 & 5/21/10)

COMMENTS:

Public speaker: Tom Evans

SAR Comments:

- a. **Additional information provided is helpful to understanding the project.**
- b. **Push the craftsman detailing.**
- c. **Reconsider white color of t trellis.**
- d. **Unfortunate that the building's orientation isn't toward the ocean view.**
- e. **Need to story pole the home at the ridge, the stair tower and the top of rail on the rear patio.**
- f. **Formal site visit to be followed by further conceptual review.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Martha Gary, and carried by a vote of 4 to 0 (Will Rivera, Glenn Morris and Jeff Yardy absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 18, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:50 A.M.