



- C-2. 09BAR-00000-00041 Vedanta Society Residence Toro Canyon**  
**09LUP-00000-00138 (Eric Gage, Planner) Jurisdiction: Toro**  
Request of Howard Wittausch architect, and Heidi Jones agent, for the owner, The Vedanta Society, to consider Case No. 09BAR-00000-00041 for **preliminary/final approval on consent of a donated residence of approximately 862 square feet to be moved from 1242 Shoreline Drive. An as-built 535 square foot library storage structure and attached 259 square foot carport are also proposed.** The following structures currently exist on the parcel: The Vedanta Society Temple, bookstore, dormitories and monastery. The proposed project will require approximately 100 cubic yards of cut and approximately 15 cubic yards of fill. The property consists of two parcels totaling 29.5 acres zoned 10-E-1 and shown as Assessor's Parcel Numbers 155-030-027, -028, located at **901, 925, 927, 963, and 965 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 4/10/09)
- No action was taken by the Board of Architectural Review Members present for this project. Action will be taken at the Meeting of June 19, 2009**
- C-3. 09BAR-00000-00068 Oberfield New Residence Toro Canyon**  
**06LUP-00000-00559 (Eric Gage, Planner) Jurisdiction: Toro**  
Request of Derrik Eichelberger, architect for the owners, Mauricio Oberfield, to consider Case No. 09BAR-00000-00068 (Previously 06BAR-00000-00148) for **revised final approval on consent of a new residence of approximately 9,739 square feet.** No structures currently exist on the parcel. The proposed project will require 900 cubic yards of cut and fill. The property is a 5.012 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-011, located at **810 Cima Del Mundo** in the Toro Canyon area, First Supervisorial District. (Continued from 7/21/06, 9/22/06, 11/03/06, 1/05/07, 1/19/07 & 5/22/09)
- No action was taken by the Board of Architectural Review Members present for this project. Action will be taken at the Meeting of June 19, 2009.**
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Jeremy Roberts reported on a new window product that apparently meets the SRA fire requirements.
- VI. STAFF UPDATE:**
- Dianne Black addressed the SBAR on the County's expedited processing of structures damaged or destroyed by the Jesusita Fire.
    - If a homeowner wants to rebuild like for like (i.e., same approximate size, bulk and scale, same approximate siting), the project will be processed under an exemption from both SBAR and LUPs.
      - The style of the architecture may change under this scenario.
      - The siting may change if deemed necessary.
      - Dianne Black is the decision maker on the processing of all of these projects and will seek SBAR assistance as needed.
    - Projects permitted under an exemption are not subject to current regulations.
    - If a homeowner wants to rebuild a different sized home or resite their home, the project will be subject to standard review under current regulations.
    - Building plan check is expedited.
  - Chief Assistant County Counsel Michael Ghizzoni addressed the SBAR about ethics rules. In summary:
    - *The Fair Political Practices Act* requires that an SBAR member with a reasonably foreseeable material financial effect from a project that will be reviewed by the SBAR – for example, the SBAR member is a partner in the firm presenting the project, or is married to someone who is presenting the project – should recuse themselves from the item and leave the room until the item is finished.
    - *California Government Code Section 1090* and other relevant sections of the Government Code provide that in situations where an SBAR member is a principal of a firm that is working on a project that is contracted for by the County and that project needs SBAR review, then the SBAR member must resign from the SBAR.

**VII. STANDARD AGENDA:**

**Isla Vista/Goleta**

- 1. 05BAR-00000-00059 Paradise Ivy New Mixed-Use Building** **Isla Vista**  
05DVP-00000-00027 (Errin Briggs, Planner) **Jurisdiction: C-2 Zone**  
Request of Adel Goggia, Harrison Designs, agent for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **revised preliminary/final approval of a 3+ story mixed-use building of approximately 19,160 net square feet.** The following structure currently exists on the parcel: a commercial structure of approximately 1,972 square feet. The proposed project will not require grading. The property is a 9,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-112-016, located at **909 Embarcadero Del Mar** in the Isla Vista area, Third Supervisorial District. (Continued from 4/15/05, 5/27/05, 7/08/05, 3/02/07, 3/14/08, 4/25/08 & 6/20/08)

**COMMENTS:**

  - **Transformer will drive the location of outdoor seating area; poor location for transformer.**
  - **Project received preliminary approval with the following conditions:**
    - **Restudy railings and incorporate variations.**
    - **Provide transition between primary building forms at west elevation; consider varying material.**
    - **Color scheme is unacceptable: revise. Avoid pastels and provide more vibrant colors within transition spaces.**

**ACTION: Morris moved, seconded by Romano and carried by a vote of 6 to 0 (J. Roberts absent) to grant revised preliminary approval of 05BAR-00000-00059.**
  
- 2. 08BAR-00000-00173 Walter Capps New Memorial Park** **Isla Vista**  
08DVP-00000-00020 (Errin Briggs, Planner) **Jurisdiction: Development Plan**  
Request of Ray Severn, Penfield & Smith, agent for the owner, Santa Barbara County Parks Department, to consider Case No. 08BAR-00000-00173 for **conceptual review of a new 1.2 acre public park and public restroom of approximately 196 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 260 cubic yards of cut and approximately 1,350 cubic yards of fill. The property is a 1.2 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Numbers 075-193-003, -018, -036, -037, -026, -024, -008, -009, -010, -005, -013, -012, located at **6700 Block of Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08)

**COMMENTS:**

  - **Add green screen to south side of restroom.**
  - **Irrigation plan is terrific.**
  - **Return with outdoor lighting for preliminary/final on consent.**

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval on consent.**
  
- 3. 09BAR-00000-00087 El Colegio Road Phase II** **Isla Vista**  
09CDP-00000-00036 (Erin Briggs, Planner) **Jurisdiction: Coastal**  
Request of Steve Wang, engineer and Heather Allen, Isla Vista Redevelopment Agency, to consider Case No. 09BAR-00000-00087 for **conceptual review/preliminary/final approval of El Colegio Road widening including lighting, striping, landscaping etc. of approximately 1,343 linear feet.** The following structures currently exist on the parcel: roadway with curb and gutters of approximately 316,460 square feet. The property is zoned SR-H/REC located at **El Colegio Road** in the Isla Vista area, Third Supervisorial District.

**COMMENTS:**

  - **Project received preliminary approval with the following condition: Phase Two to match Phase One in respect to the rhythm of tree planting and light poles in the median.**
  - **Return for final on consent.**

**ACTION: C. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (J. Roberts absent, Romano steps down) to grant preliminary approval of 09BAR-00000-00087. Applicant to return for final approval on consent.**

**4. 08BAR-00000-00092 Tomra Recycling Center Isla Vista**  
**08CDP-00000-00053 (Errin Briggs, Planner) Jurisdiction: DVP**

Request of Peter Margolis, agent for the owner, Lee Johnson, to consider Case No. 08BAR-00000-00092 for **preliminary/final approval of a recycle center of approximately 272 square feet. The Recycling Center is existing and currently operational.** The proposed project will not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-013, located at **939 Embarcadero** in the Isla Vista area, Third Supervisorial District. (Continued from 6/20/08, 8/08/08 & 4/10/09)

**ACTION: J. Roberts moved, seconded by C. Roberts and carried by a vote of 6 to 0 (Morris absent) to grant preliminary/final approval of 08BAR-00000-00092.**

**5. 08BAR-00000-00125 Morrison/Wise Partial Demolition/Conversion and New Residence Santa Barbara**  
**09LUP-00000-00048 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of David Gatson, agent for the owners, Ashley Morrison and Eric Wise, to consider Case No. 08BAR-00000-00125 for **further conceptual review/preliminary approval of a partial demolition of the existing residence of approximately 926 square feet and relocation and conversion of the same to an 800 square foot artist studio, and construction of a new approximately 2,250 square foot two-story single family dwelling with attached garage of approximately 594 square feet.** The following structures currently exist on the parcel: a single story residence of approximately 926 square feet and deck. The proposed project will require approximately 7 cubic yards of cut and fill. The property is a 0.41 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-340-018, located at **749 Hope Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/20/08, 9/5/08, 3/27/09, 4/24/09 & 5/8/09)

**COMMENTS:**

- a. **SBAR appreciates that the applicant has responded to SBAR input and applauds the resulting major improvements to the project.**
- b. **Appreciate simplicity of the structure and its mass, bulk and scale.**
- c. **Replace "S" tile with two piece tiles.**
- d. **Details will be critical; refer directly to George Washington Smith's actual work to carry details through.**
  - o **Eliminate square windows in favor of narrower windows typical of Smith's work.**
  - o **Give attention to front door and steps in proportion to balcony and window above.**
- e. **Return for preliminary review.**

**Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of June 19, 2009.**

**6. 09BAR-00000-00073 Schulz Residence Addition/Remodel Santa Barbara**  
**09LUP-00000-00162 (Brian Banks, Planner) Jurisdiction: Ridgeline**

Request of Peter Becker, architect for the owner, Monte Schulz, to consider Case No. 09BAR-00000-00073 for **further conceptual review of residence addition of approximately 640 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at **2755 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09)

**COMMENTS:**

- a. **Very ornate; architect has done a good job for what the project is. Proportions are suited to the style and there's lots of fun in the elevations.**

- b. **SBAR is split on its concern about the context of the house in the rural and remote site. Some members see it as a radical departure from what would be expected on the site and some see it as a wonderful surprise in its context that can work given the remoteness of the site.**
- c. **Consider a metal roof.**
- d. **Landscaping will factor in strongly.**
- e. **Return for site visit and further conceptual/preliminary reviews.**

**Project received further conceptual review only, no action was taken. Applicant to return for site visit and further conceptual/preliminary approval at the meeting of July 10, 2009.**

**7. 08BAR-00000-00078 Toor Residence Additions and Second Story Santa Barbara  
08LUP-00000-00170 (Brian Banks, Planner) **Jurisdiction: Goleta****

Request of Chris Thomas, agent for the owner, Iqbal Toor, to consider Case No. 08BAR-00000-00078 for **preliminary/final approval of a residence first floor addition of approximately 142 square feet, second story addition of approximately 1,406 square feet, second story deck of approximately 172 square feet and covered porch of approximately 122 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,400 square feet, attached garage of approximately 441 square feet and porch of approximately 136 square feet. The proposed project will not require grading. The property is a 8,760 square foot 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 6/06/08, 7/11/08, 9/19/08 & 5/22/09)

**Project was dropped from the agenda due to lack of representation.**

**Toro Canyon/Summerland/Carpinteria Areas**

**8. 07BAR-00000-00249 Tracy Residence Additions Summerland  
08MOD-00000-00006 (Planner, Sarah Clark) **Jurisdiction: Summerland****

Request of Tom V. Smith, architect for the owners, Reid and Kristina Tracy, to consider Case No. 07BAR-00000-00249 for **revised preliminary approval of residence remodel and addition of approximately 96 square feet first floor addition and approximately 361 square feet second floor addition.** The following structure currently exists on the parcel: a residence of approximately 742 square feet. The proposed project will not require grading. The property is a 3,000 square foot parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-133-058, located at **2200 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 10/19/07, 10/24/08 & 12/19/08)

**COMMENTS:**

**Public speakers: Jim Malott, Lucinda Malott.**

**SBAR Comments:**

- a. **Modifications made are not significant enough to vary from previous approval. The project is quirky and fits into Summerland.**
- b. **Simplify railing on second floor by returning to previous proposal.**
- c. **SBAR prefers a grey roof.**
- d. **Project received preliminary approval with the condition that the roof material be grey.**

**ACTION: J. Roberts moved, seconded by Romano and carried by a vote of 6 to 0 (Morris absent) to grant revised preliminary approval of 07BAR-00000-00249. Applicant to return for final approval.**

**9. 08BAR-00000-00256 O'Neil New Residence Summerland**  
**08CDH-00000-00040 (Nicole Mashore, Planner) Jurisdiction: Coastal/Summerland**

Request of William Araluce, architect for the owner, Jeff O'Neil, to consider Case No. 08BAR-00000-00256 for **further conceptual review of a new residence of approximately 2,218 square feet.** The following structure currently exists on the parcel: a residence of approximately 1,443 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 4,500 square foot parcel zoned REC and shown as Assessor's Parcel Number 005-250-001, located at **2551 Wallace Avenue** in the Summerland area, First Supervisorial District. (Continued from 12/05/08 & 5/08/09)

**COMMENTS:**

**Public speakers: David Hill, Mary Holtzhauer, Berit Sten, Barbara Godley.**

**SBAR Comments:**

- **SBAR is split on its opinion on the house with some members feeling like it is too impactful on public views (height and massing) and too literal in its details (i.e., the crows nest) while others feel that the project is appropriate in its quirkiness and that it does not block views more than previously.**
- **SBAR does not need additional information.**

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

**10. 08BAR-00000-00279 St. George Eight 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 **further conceptual review of 58 new one-, two-, and three bedroom units comprising six buildings surrounding a central courtyard, totaling approximately 50,000 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)

**COMMENTS:**

- Project describes a compelling and lively environment, very appropriate to student life. Overall, a very interesting project.**
- Idea of having students participate is a good idea but will need sidebars on that participation.**
- Architecture is bold, strong and fun. Be more bold with colors; push colors to reinforce architecture.**
- Appreciate that the buildings have separate identities while maintaining the same language throughout; can push variation further. Be considerate of four sided architecture even as the style is somewhat fractured.**
- South elevation of building E could use more development.**
- Consider different roof heights since the project is below zone district standards for height.**
- Successful interior courtyard; successful integration with Park but it would be good to have green of the courtyard show through to the street and park.**

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

***There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Laurie Romano, and carried by a vote of 6 to 0 (Chris Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 19, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.***

Meeting adjourned at 4:30 P.M.