



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of June 13, 2008

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, Chris Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts Chair
Jeremy Roberts Vice Chair
Martha Gray
Laurie Romano
Will Rivera
Steve Willson
Anita Hodosy SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 10±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *None.*

II. AGENDA STATUS REPORT: *None.*

III. MINUTES: J. Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 to approve the Minutes of June 6, 2008.

II. SBAR MEMBERS INFORMATIONAL BRIEFINGS: *None.*

III. STAFF UPDATE: *None.*

IV. STANDARD AGENDA:

1. Santa Barbara Botanic Garden Mission Canyon
06BAR-00000-00316 Vital Mission Plan Jurisdiction: DVP
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner)

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08 & 5/09/08)

BAR COMMENTS:

Cavalli Site

- a. The direction is positive – big improvement in terms of size, bulk, and scale.
- b. Comfortable with the architectural style, but restudy site design especially with respect to circulation.
- c. There seems to be too much paving that could be reduced through better site layout.
- d. Consider moving the garage to the south side of the office to improve circulation and reduce the amount of required paving, or switching the residence with the office.
- e. The two structures could relate better to each other, consider reorienting the office if other approaches not feasible.
- f. Proximity of structures to neighbor could be handled through appropriate landscaping.
- g. Overall the BAR is comfortable with the direction of the Cavalli residence and office/garage, just site planning could be improved.

Herbarium/Conservation Center

- a. Moving in the right direction but the building still needs some work.
- b. SBAR understands it should relate to, but be different from and subordinate to the horticultural offices.
- c. Building feels very standard and regular, should break it up more.
- d. Consider breaking up the linear face of the building, possibly with a dogleg or L-shape.
- e. Likes the change in the windows, but perhaps should follow more closely the window pattern of the Gane House.
- f. Important to reinforce the main entrance to the Gane House; current circulation and landscaping and orientation of the Conservation Center draws one more towards the side entrance. Consider accentuating the path towards the front entrance to the Gane House and reconfigure the parking area to reflect a more organic feel and reduce the amount of necessary paving.
- g. Consider re-orienting it to reflect axis of the Gane House, if feasible.
- h. Would prefer an alternative material other than plaster; ship lathe would be a good option and appropriate to respect the character of the Gane House.
- i. Building needs to be subservient to and secondary to the Gane House. The height of the building with the elevator tower is almost equivalent to the Gane House. Restudy elevator tower to lower height.
- j. Paved surfaces should have an organic feel, even if not pervious (use pervious where feasible).
- k. Would like to see an elevation of the Herbarium with the Gane House to better evaluate height and spacing.
- l. BAR generally comfortable with the size and location of the building, could be improved in its architectural design and site planning in terms of its relationship to the Gane House.

Horticultural Offices

- a. The Garden has responded well to past comments - vast improvement over previous design.
- b. Likes the curvilinear walls and use of boulders.
- c. Likes how these buildings relate to the West of Mission buildings.
- d. Appreciates removal of retaining wall along front, better integrates the building into the site.
- e. Likes the buildings differentiation from the Gane House.

- f. Should consider plants cascading down from green roof to help blend buildings in with landscape; play with vines draping down buildings.**
- g. Likes concept for natural wood fencing, should extend all the way up to existing buildings above.**
- h. Bring trees around the front (south side) of building.**
- i. Parking stalls should be different material (pervious) and make pavement appear as natural as possible.**
- j. Consider vegetation (i.e., tree canopy) to screen west-facing windows to prevent glare and shield night-lighting to augment existing trees.**
- k. Consider other material than plaster. Reduce amount of plaster surface (one member).**
- l. Unfortunate to have parking lot on top, taking away from buildings and views.**
- m. Overall the BAR is very happy with this design and layout, with only the minor detailing comments noted.**

Public Comments: Public comments were made by Kellam de Forest, Tim Steele, Marc Chytilo, and Nancy Johnson.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of August 22, 2008.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Laurie Romano, 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 20, 2008, in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 12:10 P.M.