

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 836 square feet to be moved from 1242 Shoreline Drive.** The following structures currently exist on the parcel: The Vedanta Society Temple, bookstore, dormitories and monastery. The proposed project will require approximately 50 cubic yards of cut and no fill. The property is a 12.71 acre parcel 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 & 6/05/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant preliminary/final approval on consent of 09BAR-00000-00041.

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 & 6/05/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant revised final approval on consent of 09BAR-00000-00068.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

Will Rivera reported that the Joint Chairs would like feedback on the checklist that the SBAR is expected to use to record their conceptual review comments. SBAR member immediate responses were that while the checklist is probably helpful to the applicants, it is highly distracting to the BAR member who is tasked with taking the notes. Members were encouraged to give Will additional feedback at the next hearing after giving the issue some more thought.

VI. STAFF UPDATE: SBAR will need to elect a new vice chair. Staff will agendize the next SBAR meeting accordingly.

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 Adele Goggia, Harrison Designs, agent for the owner, Paradise Ivy New LLC, to consider Case No. 05BAR-00000-00059 for **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 & 6/05/09)

COMMENTS:

- **The applicant was responsive to SBAR comments and the architecture is acceptable. Regardless, SBAR expressed objection to how the project team handled the process**

performing too much detailed work prior to receiving the SBAR's preliminary approval.

- **Signage, including font size of street number, needs more thought. Will review in the future in accordance with an application for an overall sign plan.**
- **Some members concerned with the color palate and encourage considering the use of white as an alternative choice to the green.**
- **Project received final approval as proposed.**

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant final approval of 05BAR-00000-00059.

2. 08BAR-00000-00276

Turnpike Shopping Center Roofing and New Facade **Santa Barbara**

09SCE-00000-00014/09LUP-00000-00221 (Julie Harris, Planner) **Jurisdiction: Commercial**

Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **further conceptual review of exterior remodel with new roof material, new plaster color, entrance structure enhancements, new landscaping and wall extension.** The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/19/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to continue 08BAR-00000-00276 to the meeting of July 10, 2009 at the request of the applicant. See Agenda Status Report.

3. 09BAR-00000-00091 Magistad Garage Conversion and New Garage **Santa Barbara**

09LUP-00000-00206 (Sarah Clark, Planner) **Jurisdiction: Goleta**

Request of Craig Burdick, Studio 1030 Architects, architect for the owner, JoAnn Magistad, to consider Case No. 09BAR-00000-00091 for **conceptual review of conversion of existing garage to bedroom, bathroom of approximately 450 square feet and construction of a new detached garage of approximately 440 square feet with new trellis.** The following structures currently exist on the parcel: a residence of approximately 2,390 square feet with attached garage of approximately 480 square feet. The proposed project will not require grading. The property is a 31,400 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 067-270-011, located at **4816 Via Los Santos** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. Straightforward project, although the detached garage would have been better as a pure square form which would have eliminated the need for a ridge on the roof.**
- b. Study car movement at garage and show the paving needed for backout.**
- c. Return for preliminary/final approvals before the full board.**
- d. From an SBAR perspective, the project is cleared for building plan check.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of July 24, 2009.

4. 09BAR-00000-00071 Querfurth Residence Addition **Santa Barbara**

09LUP-00000-00160 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Salvador Melendez, architect for the owner, Majorie E. Querfurth, to consider Case No. 09BAR-00000-00071 for **further conceptual review/preliminary approval of a residence addition of approximately 1,785 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,583 square feet, and detached garage of approximately 350 square feet. The proposed project will not require grading. The property is a 1.85 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-113-007, located at **691 Hope Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/8/09 & 5/22/09)

COMMENTS:

- **Architect was responsive to SBAR comments. Offsetting the garage and improving the proportions of the arches has resulted in a more successful piece of architecture.**
- **Project received preliminary approval with the following comments:**
 - **Update plans to reflect elevations, including showing the arch properly at the north elevation.**
 - **Offset the low wall at the west elevation.**
 - **Address existing garage so that there is no straight view into the garage door from the end of the driveway.**
- **Return with a landscaping plan.**

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant preliminary approval of 09BAR-00000-00071. Applicant to return for final approval.

5. 09BAR-00000-00084 Smith Garage Conversion Santa Barbara
09LUP-00000-00179 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Ben Woodall, agent for the owners, Eric and Elizabeth Smith, to consider Case No. 09BAR-00000-00084 for **further conceptual review/preliminary/final approval of a garage conversion of approximately 576 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,262 square feet and attached garage of approximately 576 square feet. The proposed project will not require grading. The property is a 9,683.2 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 055-211-017, located at **927 Cocopah Lane** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/22/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant preliminary/final approval of 09BAR-00000-00084. No further comments were made by the Board of Architectural Review members present for this project.

6. 06BAR-00000-00139 Thielmann Second Dwelling Santa Barbara
06DEV-00000-00006 (Errin Briggs, Planner) Jurisdiction: DVP

Request of Larry Thompson, architect for the owner, Richard Thielmann, to consider Case No. 06BAR-00000-00139 for **final approval of a second dwelling of approximately 2,180 square feet with tuck under storage of approximately 640 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,795 square feet, horse shelter of approximately 300 square feet and shed of approximately 120 square feet. The proposed project will require approximately 183 cubic yards of cut and approximately 90 cubic yards of fill. The property is a 1.10 acre parcel zoned DR-2 and shown as Assessor's Parcel Number 065-240-042, located at **4864 Vieja Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06, 9/22/06, 12/08/06, 2/02/07, 4/13/07, 5/25/07, 7/06/07, 10/19/07, 12/05/08 & 3/27/09)

Public Comment: Valerie Olson

ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris absent) to grant final approval of 06BAR-00000-00139. No further comments were made by the Board of Architectural Review members present for this project.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. 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 **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 & 6/05/09)

COMMENTS:

- a. SBAR appreciates the applicant's responsiveness to their comments. The house will be beautiful.
- b. Project received preliminary approval.
- c. Return for final approval on consent.

ACTION: Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris absent) to grant preliminary approval of 08BAR-00000-00125. Applicant to return for final approval on consent.

8. **09BAR-00000-00090 Stein New Garage/Workshop with Guest House Mission Canyon**
09LUP-00000-00204 (Sarah Clark, Planner) **Jurisdiction: Mission**

Request of J. Grant Design Studio, agent for the owner, Rick Stein, to consider Case No. 09BAR-00000-00090 for **conceptual review of a new garage/workshop of approximately 882 square feet with an attached guest house of approximately 822 square feet.** The following structure currently exists on the parcel: a residence with attached garage of approximately 2,600 square feet. The proposed project will require approximately 270 cubic yards of cut and no fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-052-014, located at **2252 Las Canoas Road** in the Mission Canyon area, First Supervisorial District.

COMMENT:

- Nice project.

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

9. **09BAR-00000-00078 Lanzetta Revocable Trust Residence Addition Hope Ranch**
09LUP-00000-00171/09MOD-00000-00003 (Sarah Clark, Planner) **Jurisdiction: Ridgeline**

Request of Tom Smith, architect for the owner, John A. Lanzetta Revocable Trust, to consider Case No. 09BAR-00000-00078 for **further conceptual review of a residence addition/remodel of approximately 1,219 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,167 square feet and attached garage of approximately 552 square feet. The proposed project will require approximately 160 cubic yards of cut and fill. The property is a 1.11 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 049-270-025, located at **3958 Laguna Blanca Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/08/09)

COMMENTS:

Public speaker: Marsha Zilles

SBAR COMMENTS:

- a. Handsome design; big improvement over previous proposal.
- b. Return with landscape plan that includes screening of east elevation.
- c. Driveway does not function properly with two entries, two gates, a call box, existing oaks and tight radii. Appears to be too much for the site; restudy. Have Fire Department review proposed solution prior to further SBAR review.
- d. Return to Hope Ranch before preliminary review by SBAR.

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

Toro Canyon/Summerland/Carpinteria Areas

10. **07BAR-00000-00060 Andersen Duplex Addition Summerland**
08CDP-00000-00176 (J. Ritterbeck, Planner) **Jurisdiction: Summerland**

Request of Eric Cook, agent for the owner, Jolene Andersen, to consider Case No. 07BAR-00000-00060 for **preliminary/final approval of duplex addition of approximately 174 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structures currently exist on the parcel: a duplex of approximately 1,960 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 0.18 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-202-006, located at **2516 Banner Avenue** in the Summerland area, First Supervisorial District. (Continued from 4/13/07, 4/27/07, 12/19/08 & 1/16/09 & 2/13/09)

COMMENTS:

Public speakers: Tom Evans, Jeff O'Neil, Carlin Moyer, John Lovin.

- a. **The Summerland ARC has not yet reviewed the project for preliminary/final approvals. Applicant is directed to return to the Summerland ARC prior to SBAR preliminary/final reviews on July 10, 2009.**
- b. **Generally like the contemporary project character as shown in the rendering. This character needs to be carried through detailed working drawings which have lost the contemporary feel: e.g., no detail of lowered balcony railings as shown in rendering; depth of fin walls are thicker in rendering and thinner in details; doors should have flush condition to shared wall as shown in rendering; beam at porch needs to be flush framed or equivalent.**
- c. **Some concern about exterior lights at top floor patio.**
- d. **In-plain transition from plaster to wood must be detailed.**
- e. **Drawings must be internally consistent.**
- f. **Consider darker grey for windows.**
- g. **Choose more matt finish for roofing material.**
- h. **Light fixture needs to be shielded or use opalescent glass.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris absent) to continue to the meeting of July 10, 2009.

11. 09BAR-00000-00031 Warzocha Residence Additions and New Garage Toro Canyon

09LUP-00000-00223 (Brian Banks, Planner) Jurisdiction: Toro

Request of Joe L. Ewing, architect for the owners, Michael and Barbara Warzocha, to consider Case No. 09BAR-00000-00031 for **conceptual review of conversion of the existing garage to habitable of approximately 503 square feet and a new attached garage of approximately 536 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,084 square feet and garage of approximately 503 square feet. The proposed project will require approximately 86 cubic yards of cut and approximately 110 cubic yards of fill. The property is a .66 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-491-008, located at **2710 Macadamia Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/13/09)

COMMENTS:

Public Comment: David Herschler

SBAR COMMENTS:

- a. **Major reduction in previous proposal; vast improvement.**
- b. **Area proposed for parking should be landscaped for screening.**
- c. **Return for preliminary/final approval following planner review of appropriateness of parking in side yard setback and site plan changes as necessary.**

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

12. 09BAR-00000-00093 Ostby/Cook Setback Modification Carpinteria

09MOD-00000-00004 (J. Ritterbeck, Planner) Jurisdiction: Coastal

Request of Neumann Mendro Andruluitis, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 09BAR-00000-00093 for **conceptual review/preliminary approval of proposed modification to required 10-foot side setbacks by 2 feet to allow encroachment of approximately 50 square feet of deck beyond the allowable 3 feet for uncovered porches, pursuant to Article II 35-125.4.b.** The following **historical** structures currently exist on the parcel and are proposed to be relocated or demolished as part of 08CDH-00000-00006: a residence of approximately 2,093 square feet, cottage of approximately 923 square feet, tennis cabana of approximately 197 square feet, tennis court of approximately 8,361 square feet, caretaker's cottage of approximately 725 square feet and detached garage of approximately 741 square feet. The proposed project will not require grading. The property is a 1.05 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-007 located at **4267 Avenue Del Mar** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- a. Project is inappropriately noticed.**
- b. SBAR gave conceptual preliminary approval on the basis that the modification is minor in nature and results in better site and architectural design.**
- c. Project to return for preliminary approval with appropriate noticing.**

Project to return for preliminary approval on July 10, 2007. It will be reviewed under the original BAR number: 08BAR-00000-00062.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Jeremy Roberts, and carried by a vote of 4 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, July 10, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:45 P.M.