



**C-2. 08BAR-00000-00270 Eran Fields, Icon Student Housing Isla Vista**  
09DVP-00000-00002 (Alex Tuttle, Planner) **Jurisdiction: Coastal**  
09TPM-00000-00001

Request of Hochhauser Blatter, architect for the owner Eran Fields, Icon Student Housing, to consider Case No. 08BAR-00000-00270 for **final approval on consent of a new mixed-use building of approximately 15,997 (C-2 Site) and a new condominium building of approximately 4,000 square feet (SR-H-20 Site) for approximate total of 21,297 square feet.** The following structure currently exists on the parcel: a one story commercial building of approximately 2,042 square feet. The proposed project will require approximately 1,600 cubic yards of cut and no fill. The property is a 11,157 square foot parcel zoned C-2/SRH-20 and shown as Assessor's Parcel Numbers 075-173-023 and 075-173-024, located at **6545 and 6547 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 12/19/08, 11/20/09 & 4/02/10, 6/17/11, and 7/01/11)

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts, Goodkind absent) to continue 08BAR-00000-00270 to the meeting of August 12, 2011.**

**C-3. 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 on consent 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 4,606 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, 5/20/11, 6/03/11, 6/17/11, 7/01/11)

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts, Goodkind absent) to continue 10BAR-00000-00196 to the meeting of August 12, 2011.**

**C-4. 11BAR-00000-00090 Goldberg New Barn Toro Canyon**  
11LUP-00000-00219 (Brian Banks, Planner) **Jurisdiction: Toro**

Request of Skip Danielson, agent for the owner, Gary Goldberg, to consider Case No. 11BAR-00000-00090 for **preliminary/final approval on consent of a new barn of approximately 1,260 square feet.** The following structure currently exists on the parcel: a residence of approximately 5,406 square feet. The proposed project will not require grading. The property is a 15.543 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 155-140-063, located at **3210 Toro Canyon Park Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/01/11)

**ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (Roberts, Goodkind absent) to grant final approval of 11BAR-00000-00090.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** The board welcomed Valerie Froscher back to SBAR.

**VI. STAFF UPDATE:** None.

**VII. STANDARD AGENDA:**

## Isla Vista/Goleta

1. **11BAR-00000-00113** **SB County Redevelopment Agency** **Isla Vista**  
**New Affordable Housing Community**  
11DVP-00000-00004 (Alex Tuttle, Planner) **Jurisdiction: Coastal**  
11CDP-00000-00041

Request of Jim Heaton, agent for the Santa Barbara County Redevelopment Agency, to consider Case No. 11BAR-00000-00113 for **conceptual review of a new affordable housing community of approximately 23,000 square feet**. The following structures currently exist on the parcel: a fraternity house of approximately 10,000 square feet. The proposed project will require approximately 280 cubic yards of cut and approximately 261 cubic yards of fill. The property is a 0.82 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-005, located at **761 Camino Pescadero** in the Isla Vista area, Third Supervisorial District.

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

### SBAR COMMENTS:

- **The SBAR is in full support of the project in respect to what it is providing the community. SBAR encourages applicant to do community outreach; some concern about how this will affect immediate neighborhood.**
- **Massing, forms and style of the architecture are appropriate and vibrant, fitting into the new energized Isla Vista. Edges and boundaries of architecture should remain transparent as proposed.**
- **Development of details and materials will be key. Reconsider materials with the goal of achieving durability and integration into the whole.**
- **Inadequate exterior use areas for future residents. Restudy exterior congregation/use areas with the goal of creating a semi private area for future residents that will be comfortable, usable and well screened from public view; strive to integrate an exterior use area with the community room. Reconsider layout of manager's apartment to allow exterior use area to function well.**
- **Appreciate the site plan which separates the proposed new structure from the adjacent sorority located immediately north of the site. Provide screening separation between the sorority and the parking area. Consider providing more canopy trees in parking lot to improve aesthetic and minimize heat absorption. Work out parking numbers with planning.**
- **Reconsider location of dumpster to obviate illicit activities.**

2. **11BAR-00000-00112** **Klein Pool Cabana and Pool** **Santa Barbara**  
11LUP-00000-00247 (Brian Banks, Planner) **Jurisdiction: Goleta Ridgeline-Rural**  
Request of Jeff Shelton, architect for the owner, Robert Klein c/o Michael. Klein Administrative Trust, to consider Case No. 11BAR-00000-00112 for **conceptual review of a pool cabana of approximately 798 square feet and pool of approximately 1,080 square feet**. The following structures currently exist on the parcel: a residence and attached garage of approximately 5,830 square feet. The proposed project will require no cut and approximately 9 cubic yards of fill. The property is a 78.87 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-260-061, located at **3640 Mibek Road** in the Santa Barbara area, Second Supervisorial District.

**Project received conceptual review only, no action was taken.**

### SBAR COMMENTS:

- **Proposed pool and cabana appear to be located appropriately on the site.**
- **Divergent approach on exterior materials from those used on house; restudy.**
- **Landscape should not create an oasis atop the naturalized hillside.**

- **Return for preliminary/final reviews before the full board.**

**3. 10BAR-00000-00145 Duerner New Residence and Garage Goleta**  
08LUP-00000-00277 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**

Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **further conceptual review of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District. (Continued from 10/15/10 & 2/18/11 & 3/18/11)

**Project received further conceptual review only, no action was taken.**

**SBAR COMMENTS:**

- **Overall, project looks much better: window changes have helped aesthetic; relocating house ten feet back from the edge of the hill is a big improvement in lessening visual impact of house from public views.**
- **Restudy proportions of garage; consider lowering height; garage needs to be subservient to the house.**
- **Design detail of overhanging eaves is not consistently applied; revise.**
- **Some concern that library and den wing is not integrated well into the structure.**
- **Consider adding a trellis or other architectural detail to make appearance more residential.**
- **First choice of color combination is the best.**
- **Use xeroscape plant materials for landscaping.**
- **Planner to provide applicant with example of construction documents.**
- **Return for preliminary/final before the full board.**

**Site Visit**

**4. 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 a **site visit 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, 6/04/10, 8/13/10, 10/01/10 & 10/15/10 & 11/19/10)

**Project received a site visit. Project to be reviewed for further conceptual review, refer to Item # 11 for review notes.**

**5. 11BAR-00000-00091 Griffith Family Trust New Guest House Santa Barbara**  
11LUP-00000-00244 (Alex Tuttle, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas and Lori Kari, architect and agent for the owner, Griffith Family Trust, to consider Case No. 11BAR-00000-00091 for **conceptual review of a new guest house of approximately 756 square feet and agricultural employee dwelling of approximately 1,190 square feet. (Other proposed structures not for SBAR review: a main residence of approximately 3,038 square feet, basement of approximately 1,972 square feet, portal of approximately 1,045 square feet, terrace of approximately 856 square feet, pool terrace of approximately 2,000 square feet two car garage of approximately 670 square feet.)** No structures currently exist on the parcel. The proposed project will require approximately 35 cubic yards of cut and approximately 7 cubic yards of fill for the guesthouse and 124 cubic yards of cut

and 134 cubic yards of fill for the agricultural employee dwelling. The property is a 40.23 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-320-024, located at **1170 San Marcos Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/1/11)

**Project received conceptual review only, no action was taken.**

**SBAR COMMENTS:**

- **Re., farm employee unit: consider steeper pitch on roof for "rural" look.**
- **Reconsider use of wood versus plaster finish at pilasters/columns; if columns remain plaster, should be larger.**
- **Consider use of boulders placed up against structures to visual integrate structures into surroundings.**
- **Lessen amount of railing.**
- **Return for preliminary review.**

**6. 10BAR-00000-00164      Yonally New Agriculture Storage Barn      Goleta**  
**10LUP-00000-00442 (Julie Harris, Planner)      Jurisdiction: Ridgeline - Rural**

Request of Jose L. Esparza , architect for the owners, Matthew and Karen Yonally, to consider Case No. 10BAR-00000-00164 for **preliminary/final approval of a new agriculture storage barn of approximately 1,365 square feet (gross)**. The following structures currently exist on the parcel: a residence of approximately 2,750 square feet and garage of approximately 755 square feet. The proposed project will require approximately 691 cubic yards of cut and 11 cubic yards of fill. The property is a 14.1-acre parcel zoned AG-II-40 and AG-II-100 and shown as Assessor's Parcel Numbers 079-110-053, -054, located at **590 Ellwood Ridge** in the Goleta area, Third Supervisorial District. (Continued from 11/19/11)

**ACTION: Rivera moved, seconded by Roberts and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary and final approval of 10BAR-00000-00164.**

**Mission Canyon/Santa Barbara/Hope Ranch Areas**

**7. 11BAR-00000-00105      Fox New Residence and Carport      Mission Canyon**  
**11LUP-00000-00240 (Kimberley McCarthy, Planner)      Jurisdiction: Mission Ridgeline-Urban**

Request of Adam Sharkey, Blackbird Architects, architect for the owner, Randall Fox, to consider Case No. 11BAR-00000-00105 for **conceptual review/preliminary of a new residence (fire rebuild) of approximately 2,240 square feet and carport of approximately 400 square feet and covered outdoor use area of approximately 454 square feet**. The following structures currently exist on the parcel: a residence destroyed in fire of approximately 1,878 square feet and attached garage of approximately 600 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 300-023-300, located at **2819 Palomino Ridge Lane** in the Mission Canyon area, First Supervisorial District.

**Project received conceptual review only, no action was taken.**

**SBAR COMMENTS:**

- **Handsome home; interesting design.**
- **Good job on use of modular elements.**
- **Colors may be too white.**
- **Butterfly roof gives real character to the architecture.**
- **SBAR is in support of the height exemption based on good design and the exigencies of site circumstances.**
- **Return with landscape plan for preliminary/final reviews before the full board.**

**8. 11BAR-00000-00050      Moritz Two-Story Cabana, Deck and Roof      Mission Canyon**

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11LUP-00000-00131 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**  
Request of Paul Henderson, architect for the owner, Rita Moritz, to consider Case No. 11BAR-00000-00050 for **final approval of a two story cabana of approximately 509 square feet (first floor: 307square feet and second floor: 202 square feet), deck of approximately 531 square feet and roofing.** The following structures currently exist on the parcel: a two story residence of approximately 3,508 square feet, attached garage of approximately 420 square feet, a deck of approximately 509 square feet and pool. The proposed project will not require grading. The property is a 2.16 acre parcel zoned E-3/SD-2 and shown as Assessor's Parcel Number 023-320-011, located at **2911 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/06/11, 5/20/11 & 6/03/11)

**ACTION: Gray moved, seconded by Roberts and carried by a vote of 6 to 0 (Goodkind absent) to grant final approval of 11BAR-00000-00050.**

9. **10BAR-00000-00168 Pevac New Residence and Pool Pavilion** **Hope Ranch**  
11CDP-00000-00010 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline - Urban**  
Request of Steve Welton, agent for the owners, Damir and Anne Pevac, to consider Case No. 10BAR-00000-00168 for **final approval of a new residence of approximately 7,754 square feet and pool pavilion of approximately 367 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 3,255 cubic yards of cut and approximately 470 cubic yards of fill. The property is a 99,621.7 square foot parcel zoned 1.5-E-1 and shown as Assessor's Parcel Number 063-211-004, located at **4160 La Ladera Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 11/19/10 & 4/01/11, 4/15/11 & 6/17/11)

**ACTION: Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 to 1 (Goodkind absent; Gray recused) to grant final approval of 10BAR-00000-00168.**

### **Toro Canyon/Summerland/Carpinteria Areas**

10. **10BAR-00000-00193** **Turnbull New Residence** **Summerland**  
10CDP-00000-00099 (Kimberley McCarthy, Planner) **Jurisdiction: Summerland**  
Request of Chris Belanger, agent for the owners, Dave and Linda Turnbull, to consider Case No. 10BAR-00000-000193 for **conceptual review of a new residence of approximately 2,700 square feet and garage of approximately 484 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 190 cubic yards of cut and approximately 39.3 cubic yards of fill. The property is a 10,125 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-053, located at **2500 Block Whitney Avenue** in the Summerland area, First Supervisorial District. (Continued from 1/07/11 & 1/21/11)

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

#### **PUBLIC COMMENT:**

- Tom Evans

#### **SBAR COMMENTS:**

- Craftsman architectural style is appropriate to Summerland. However, concerned about mass, bulk and scale of the project.
- Major site design issue: wide house (setback to setback) on plinth denies hillside context and does not integrate with the sloping site. SBAR recommends a redesign.
- Need more site information and context. Will need story poles and site visit.
- Return with a streetfront elevation relating project to neighboring homes.
- Return with diagrammatic site section through the center of the house from rear property line to street with existing and proposed grades indicated.

- **Consider detaching garage and siting at street elevation with stairs up to house specifically to diminish necessary site work.**
- **Return for further conceptual: if project is redesigned, site visit will be delayed. If project is not redesigned, site visit will need to precede further SBAR review.**

**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, 6/04/10, 8/13/10, 10/01/10 & 10/15/10 & 11/19/10)

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

**PUBLIC COMMENT:**

- Tom Evans

**SBAR COMMENTS:**

- **Project is now acceptable as proven by story poles. Therefore, SBAR is in support of project.**
- **Still a lot of development on a difficult site. Project is in scale with neighboring house.**
- **Lower house by the one foot offered at the 7/15/11 hearing.**
- **Return for preliminary/final reviews before the full board.**

**12. 11BAR-00000-00052 Verano Del Mar LLC Addition Summerland  
11VAR-00000-00002 (Allen Bell, Planner) Jurisdiction: Summerland  
11CDP-00000-00034**

Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar LLC, to consider Case No. 11BAR-00000-00052 for **further conceptual review of construction of a new detached elevator building, landing decks and trash enclosure and replacement of select doors, windows, decks, ramps, staircases, awnings, and exterior lights.** The following structures currently exist on the parcel: a two-story building with basement of approximately 6,759 square feet, water tower of approximately 87 square feet and barn/garage of approximately 351 square feet. (Statistics are gross square feet.) The proposed project will require approximately 75 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square foot parcel (0.51 acres) zoned C-1 and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/06/11)

**Project received further conceptual review only, no action was taken.**

**PUBLIC COMMENT:**

- Tom Evans
- Jeff O'Neill

**SBAR COMMENTS:**

- **Elevator tower works better than previous proposal although some concern remaining about distance of tower from structure and integration into existing architecture.**
- **SBAR will not accept yellow exterior color as presented.**
- **Return for preliminary review.**

**13. 11BAR-00000-00095 Marsch As Built Shed Toro Canyon**  
**11LUP-00000-00224 (Brian Banks, Planner) Jurisdiction: Toro**

Request of Sydney Marsch, owner, to consider Case No. 11BAR-00000-00095 for **conceptual review of an as-built shed of approximately 280 square feet**. The following structures currently exist on the parcel: 1,584 square feet and garage of approximately 576 square feet. The proposed project will not require grading. The property is a 6.33acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 155-080-050, located at **2900 Hidden Valley Lane** in the Toro Canyon area, First Supervisorial District.

**Project received further conceptual review only, no action was taken.**

**SBAR COMMENTS:**

- **Project is acceptable and may return for preliminary/final reviews on consent.**

**14. 11BAR-00000-00099 McGovern Residence Addition/New 6 Car Garage/Pool Cabana/Guesthouse and Barn Toro Canyon**  
**11CDP-00000-00039 (Julie Harris, Planner) Jurisdiction: Toro**

Request of Tony Spann, Harrison Design Associates, architect, and Syndi Souter, Souter Land Use Consulting, agent for the owners, John and Elizabeth McGovern, to consider Case No. 11BAR-00000-00099 for **conceptual review of a residence addition of approximately 2,630 square feet, new six car garage of approximately 1,554 square feet, new pool of approximately 720 square feet with 50-square foot spa, new pool cabana of approximately 198 square feet, new guesthouse of approximately 800 square feet, new barn of approximately 690 square feet with five fenced paddocks, new riding arena of approximately 10,880 square feet and new sports court of approximately 4,000 square feet (all areas reported are net). The project includes a new 12-foot wide secondary driveway from Lambert Road with gate to the barn**. The following structures currently exist on the parcel: a residence of approximately 2,665 square feet and two-car garage of approximately 425 square feet. The proposed project will require approximately 326 cubic yards of cut and approximately 388 cubic yards of fill. The property is a 10.005acre parcel zoned RR-10 and shown as Assessor's Parcel Number 005-100-016, located at **476 Lambert Road** in the Toro Canyon area, First Supervisorial District.

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

**SBAR COMMENTS:**

- **Very nice project, well thought out. Good job of tying into existing home and improving design.**
- **Large parcel supports level of proposed use.**
- **Like the arched dormers.**
- **Big improvement over existing.**
- **Return for preliminary review.**

**Isla Vista/Goleta**

**15. 10BAR-00000-00186 Student Housing Cooperative Change of Use Isla Vista**  
**10CUP-00000-00033/ 10CDP-00000-0082 (Allen Bell , Planner) Jurisdiction: Coastal**

Request of Peikert Group Architects, April Palencia, architect for the owner, Santa Barbara Student Housing Cooperative, to consider Case No. 10BAR-00000-00186 for **further conceptual review of a remodel and conversion of an existing office building into a dormitory style student housing facility. Exterior alterations include replacing existing windows, adding new windows, replacing the existing entry and replacing the existing curtain walls at two stairwells. The project also includes landscape and hardscape**. The following structures

currently exist on the parcel: two-story office building of approximately 7,100 square feet and storage shed of approximately 150 square feet. The proposed project will require approximately 10 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 22,223 square-foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-037, located at **777 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 12/17/10 and 7/01/11)

**Project received further conceptual review only, no action was taken.**

**SBAR COMMENTS:**

- **Bike parking is reasonable in front yard setback due to likely use of bikes by residents and visitors.**
- **Bike parking is acceptable as presented (not screened by vegetation) due to character of Isla Vista and the integral nature of bikes as part of the IV culture and way of life. However, face of patio wall needs to be screened by vegetation.**
- **Re., architecture: project is improved and appears friendlier and more residential.**
- **Consider emphasizing verticality through creatively addressing existing chimney: chimney is another opportunity of artistry.**
- **Colors should be more fun and vibrant; still too tame.**
- **Planner to show team new IV projects (Icon, Paradise, Ivy, Loop, St. George) as examples of acceptable color palettes.**
- **Return for preliminary/final reviews before the full board after PC action.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Willson moved, seconded by Rivera, and carried by a vote of 5 to 0 (Roberts, Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 12, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 4:25 P.M.