



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of July 24, 2009

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 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to:

- Continue Item #4 09BAR-00000-00112 to be heard later at 1:00 p.m.

III. MINUTES: Willson moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) approve the Minutes of July 10, 2009.

IV. CONSENT AGENDA:

C-1 08BAR-00000-00230 Robles Residence Second Story Addition Santa Barbara
08LUP-00000-00577 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Tony Xiques, agent for the owner, Edward Robles, to consider Case No. 08BAR-00000-00230 for **final approval on consent of a first and second story addition of approximately 1,591 square feet and a new garage of approximately 532 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,526 square feet and detached garage of approximately 458 square feet (to be demolished). The proposed project will not require grading. The property is a 8,712 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-191-001, located at **313 Rosemead Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/24/08, 12/05/08 & 3/13/09, 4/10/09, 5/08/09 & 7/10/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant final approval on consent of 08BAR-00000-00230.

- V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Very concerned about filing SBAR membership. Requested that Staff pursue.
- VI. **STAFF UPDATE:** Brief update on changes in Planning and Development structure.
- VII. **STANDARD AGENDA:**

Isla Vista/Goleta

1. **08BAR-00000-00276**
Turnpike Shopping Center Roofing and New Facade **Santa Barbara**
09SCD-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 **preliminary/final approval of exterior remodel with new roof material, new plaster color, entrance structure enhancements, new landscaping and walkway widening.** 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 1/16/09 & 7/10/09)
- ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris absent) to grant preliminary/final approval of 08BAR-00000-00276.**
2. **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 **preliminary/final approval 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. (Continued from 6/26/09)
- CONDITIONS:**
- **Project received preliminary/final approvals with new cover sheet brought in by applicant.**
 - **Colors match existing.**
- ACTION: Willson moved, seconded by Roberts and carried by a vote of 4 to 0 (Morris absent) to grant preliminary/final approval of 09BAR-00000-00091.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **09BAR-00000-00104** **Tea Fire Bakewell Residence and Garage** **Santa Barbara**
(No Assigned Planner) **Jurisdiction: Ridgeline -Rural**
Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **conceptual review of a two story residence with attached two car garage rebuilding and addition of approximately 7,740 square feet.** The following structures were damaged in the Tea Fire: a two story residence with attached two car garage of approximately 3,416 square feet. The proposed project will require no cubic yards of cut and approximately 525cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District.

COMMENTS:

- a. **Planner to be present at future SBAR hearings to confirm departmental policy re., flexibility on fire rebuilds. SBAR finds itself in a dilemma since the project as proposed would not be approvable under non-fire related circumstances: structure is too tall in its hillside ridgeline location, exceeding what existed before the fire. Project would result in a significant visual impact particularly now as the hillside vegetation is burned. As proposed, project is overbuilt, expands in all directions -- 12 foot retaining walls at edge of slope, 10 and 12 foot plate heights -- and appears unacceptable. If the applicant wants to pursue this direction, story poles will need to be erected for SBAR site visit.**
- b. **Real concern about the precedent approval of this project, as proposed, would set for hillside development. Project is located in a rural hillside setting. Formal balustrade and other details are incompatible with the context. Project does not reflect old world Spanish architecture typical of rural Santa Barbara mountain area. Proportions are overly grand.**
- c. **Square footage is acceptable given size of lot, however current mas, scale and bulk is unacceptable.**
- d. **SBAR could support a height modification to achieve the original height of the SFD pre fire if the size also reflects pre fire square footage: lower plate heights.**
- e. **Graphically, drawings are difficult to read. Pouche proposed walls; graphically minimize existing footprint.**
- f. **Show 16 foot height allowance on plans.**
- g. **Applicant to apply for an LUP.**
- h. **Planner to alert applicant as to whether site is in the (fire) State Responsibility Area (SRA) or in the Federal as this will impact allowable materials.**
- i. **Project continued for further conceptual review. (Drawings are too advanced for conceptual level review. Return with schematic redesign to minimize applicant costs.)**

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

4. 09BAR-00000-00112 Jesusita Fire Teti Residence and Pool Misison Canyon
(Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline -Urban**

Request of Bob Easton, architect for the owners, Nick and Barbara Teti, to consider Case No. 09BAR-00000-00112 for **conceptual review of rebuild residence with a garage of approximately 6,500 square feet, construction of a new pool and replacement of the existing damage pool.** The original single family dwelling and attached garage were destroyed in the Jesusita Fire. The proposed project will require no cut and approximately 45 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-320-019, located at **2809 Holly Road** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. **Favorable comments.**
- b. **No uplighting at pool retaining wall; additionally, wall should be dark in color to allow it to recede visually.**
- c. **Ok for preliminary review.**

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

5. 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 **final 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 & 6/26/09)

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

COMMENTS:

Public speaker: Tom Evans.

SBAR COMMENTS:

- a. **Planner to ensure that drawings reflect what is being proposed prior to further SBAR review.**
- b. **Verify that square footage complies with ordinance allowances.**
- c. **Applicant directed to Summerland ARC.**
- d. **Return with photos of signs.**

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

**9. 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 **final approval of duplex addition of approximately 174 square feet and an interior and exterior remodel of approximately 1,960 square feet.** The following structure currently exists 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, 6/26/09 & 7/10/09)

COMMENTS:

Public speakers: Tom Evans, Carlin Moyer

SBAR CONDITIONS:

- **Project received final approval with addition of lighting fixture to plan and brown PVC roofing material**

ACTION: Willson moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to grant final approval of 07BAR-00000-00060.

**10. 08BAR-00000-00011 Carpinteria Valley Farms Agricultural Building Summerland
08DVP-00000-00009/ (Sarah Clark, Planner) Jurisdiction: Summerland
08CDP-00000-00027/08CUP-0000-00016**

Request of Brent Daniels, agent for the owner, Carpinteria Valley Farms, to consider Case No. 08BAR-00000-00011 for **final approval of an agricultural building approximately 4,140 square feet.** The following structures currently exist on the parcel: a residence of approximately 18,910 square feet, attached garage of approximately 750 square feet, guest house of approximately 800 square feet, pool house of approximately 800 square feet, accessory structure of approximately 1,000 square feet and a foot horse stable (including two agricultural employee dwellings) of approximately 13,487 square feet.. The proposed project will not require grading. The property is a 19.73 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at **2800 Via Real** in the Summerland area, First Supervisorial District. (Continued from 2/29/08 & 5/22/09)

COMMENT:

Public speaker: Tom Evans

SBAR COMMENT:

- **Return with architectural details for final on consent.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 4 to 0 (Morris absent) to continue 08BAR-00000-00011 for final on consent at the August 14, 2009 meeting.

11. Discussion Summerland Draft Design Guidelines Summerland

(Derek Johnson, Director)

Request of the office of Long Range Planning, that the South County Board of Architectural Review (SBAR) receive and review the Draft Residential Design Guidelines for Summerland.

COMMENTS:

Public speakers: Tom Evans, Patrick Nesbitt

SBAR COMMENTS:

- a. Clarify whether partial basements are allowed.
- b. Guidelines need additional graphics.
- c. On pg 11-7, clarify use of scale; revise graphic for clarity.
- d. Could use examples of appropriate exterior lighting that conforms to different styles.
- e. Staff to distribute revised guidelines on 8/14 for further SBAR review on 8/28

Discussion item only, no action is taken. Item continued to the August 24, 2009 SBAR meeting for further discussion.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Glen Morris, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, August 14, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:00 P.M.