



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of July 25, 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	
Will Rivera	
Glen Morris	
Steve Willson	
Anita Hodosy	SBAR Secretary
June Pujo	Supervising Planner

COMMITTEE MEMBERS ABSENT: Laurie Romano

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *None.*

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

- Continue Item No. C-3 08BAR-00000-00039 Kahn New Residence to the SBAR meeting of August 8, 2008 at the request of the applicant.
- Drop Item No. 7 08BAR-00000-00108 Webster Properties LP Signage from the agenda at the request of the applicant.
- Drop Item No. 11 08BAR-00000-00124 Koke Demolition/New Residence from the agenda at the request of the applicant.

III. MINUTES: J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Romano and Morris absent) to approved the Minutes of July 11, 2008.

IV. CONSENT AGENDA:

- C-1. 08BAR-00000-00064 Handtmann Residence Addition Carpinteria**
08CDH-00000-00007 (J. Ritterbeck, Planner) Jurisdiction: Toro
Request of Jennifer Foster, agent and Neumann Mendro Andrulaitis, architect for the owners, George and Janet Handtmann, to consider Case No. 08BAR-00000-00064 for **preliminary/final approval on consent of a residential addition (hallway) of approximately 130 square feet.** The following structures currently exist on the parcel: a residence of approximately 5,970 square feet, garage of approximately 950 square feet and trellis of approximately 472 square feet. The proposed project will not require grading. The property is a 0.43 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-077, located at **3269 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 5/23/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00064.
- C-2. 07BAR-00000-00224 Taub Single Family Dwelling Santa Barbara**
08ZCI-00000-00011 (Seth Shank, Planner) Jurisdiction: Design Overlay
Request of Ken Taub, architect and owner, to consider Case No. 07BAR-00000-00224 for **final approval on consent of a residence with two garages of approximately 4,696 total square feet.** The lot is currently vacant. The proposed project will require approximately 210 cubic yards of cut and approximately 210 cubic yards of fill. The property is a 0.55 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-018, located at **1290 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/21/07, 4/11/08, 6/20/08 & 7/11/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 07BAR-00000-00224.
- C-3. 08BAR-00000-00039 Kahn New Residence Santa Barbara**
08LUP-00000-00174 (Eric Gage, Planner) Jurisdiction: Goleta
Request of Mukhtar Kahn, owner, to consider Case No. 08BAR-00000-00039 for **final approval on consent of a new residence of approximately 4,213 square feet and garage of approximately 652 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 210 cubic yards of cut and approximately 154 cubic yards of fill. The property is a 8,870 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 067-375-005, located at **5207 Calle Barquero** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08 & 6/20/08 & 7/11/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Romano, Morris and Willson absent) to continue 08BAR-00000-00039 to the meeting of August 8, 2008 at the request of the applicant. See Agenda Status Report.
- C-4. 08BAR-00000-00033 Thlick Residence Addition and Garage Conversion Santa Barbara**
08LUP-00000-00069 (Lisa Martin, Planner) Jurisdiction: Goleta
Request of Fred Gonzales, agent for the owners, Ralph and Sandra Thlick, to consider Case No. 08BAR-00000-00033 for **final approval on consent of a sun room addition of approximately 160 square feet and garage conversion of approximately 454 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,360 square feet. The proposed project will not require grading. The property is a 7,150 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-341-015, located at **4862 Frances Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/28/08, 5/23/08 & 7/11/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00033.

**C-5. 07BAR-00000-00131 Supulveda Residence Addition/New Second Story Santa Barbara
07LUP-00000-00340 (Seth Shank, Planner) Jurisdiction: Goleta**

Request of Salvador Melendez, architect for the owner, Jose Sepulveda, to consider Case No. 07BAR-00000-00131 for a **final approval on consent of a residential first floor addition of approximately 1,742 square feet and second story addition of approximately 700 square feet, portico of approximately 455 square feet and attached garage of approximately 530 square feet.** The following structures currently exist on the parcel: a one story residence of approximately 1,017 square feet and three car garage of approximately 750 square feet. The proposed project will not require grading. The property is an 11,700 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-240-021 located at **4133 Vista Clara Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 11/30/07, 1/18/08, 2/15/08, 5/9/08 & 7/11/08)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 07BAR-00000-00131.

**C-6. 03BAR-00000-00112 Stinehart Landscaping Santa Barbara
03LUP-00000-00428 (Brain Clare, Planner) Jurisdiction: Goleta**

Request of Amy Blackmore, agent for the owners, William and Patricia Stinehart, to consider Case No. 03BAR-00000-00112 for **revised final approval on consent of landscaping.** The following structures currently exist on the parcel: a residence of approximately 5,857 square feet, garage of approximately 740 square feet and guesthouse/artist studio of approximately 740 square feet. The proposed project will not require grading. The property is a 45.82 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-530-017, located at **675 Glen Annie Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/11/08)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant revised final approval on consent of 03BAR-00000-00112.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS

Jeremy Roberts, Vice Chair, informed the SBAR that Doug Singletary of the Botanic Gardens requested an informal conceptual review by the Chair and Vice Chair, of their proposed changes. The review would be coordinated through the project planner and held at the facility.

Chris Roberts, Chair, announced that the next periodic Joint Chairs meeting will be held on 8/11 and that SBAR is invited to suggest topics. The ensuing discussion resulted in the following topic suggestions: 1) Landscaping submittal requirements, 2) the water efficiency landscape ordinance under review by the state, and 3) clarification and a discussion on consistency in regards to exterior lighting.

Chris Roberts, Chair, announced that the Burke Project was heard at the County Planning Commission (PC) this past week. Staff supported SBAR's appearance at the PC, as did most of the PC. It is important for continuity to communicate our unity of intent for SBAR decisions. Additionally, the PC indicated that SBAR shouldn't be looking at all basements and that the overall density of a project affects compatibility. Chris confirmed with SBAR that this basement was, however, in SBAR's jurisdiction due to the exterior windows.

VI. STAFF UPDATE: None

VII. STANDARD AGENDA:

- 1. 05BAR-00000-00175 Laguna Blanca Campus Additions Hope Ranch**
03DVP-00000-00018 (Mark Walter, Planner) Jurisdiction: CUP/DVP
Request of Joe Wilcox, architect for the applicant, Headmaster Doug Jessup of Laguna Blanca School, to consider Case No. 05BAR-00000-000175 for **further conceptual review/preliminary approval of a 4,173 square foot addition (maximum height of 16 feet) to an existing gymnasium; a new 1,728 square foot drop-off shelter (porte cochere, maximum height of 18 feet) on the south side of the gymnasium; a re-constructed and expanded 157 space parking lot of 74,905 square feet and landscaping for the new parking lot and associated areas.** The following structures currently exist on the parcel: a private school campus. The proposed project will require approximately 1,800 cubic yards of cut and fill. The property is comprised of 3 parcels totaling 16.5 acres zoned REC and shown as Assessor's Parcel Numbers 063-092-012, -013, -014, located at 1090 Las Palmas Drive in the Hope Ranch area, Second Supervisorial District. (Continued from 8/19/05, 10/4/05, 11/04/05, and 04/11/08)
- COMMENTS:**
- a. SBAR decided to review the whole of the project at the concept level.
 - b. Positive comments, the project is progressing nicely.
 - c. Circulation design is improved.
 - d. Landscaping is strong.
 - e. The new entry sidewalks flow and integrate with the landscape.
 - f. Good response to the comments from the last meeting.
 - g. SBAR likes the lighting bollard concept, but suggests looking for a material that supports the character of the school, e.g. concrete.
 - h. SBAR expressed some concern regarding the walking routes that access the gymnasium and suggested that the rear access be better emphasized. SBAR also asked that the applicant consider both a path (ramp) and steps down to the gymnasium.
 - i. The entirety of the project is ready for Preliminary/Final.
 - j. Return with material boards, color photos of the existing area and lighting cut sheets.
- Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.
- 2. 08BAR-00000-00137 Martindale Residence Additions Santa Barbara**
08LUP-00000-00039 (Brian Banks, Planner) Jurisdiction: Goleta
Request of Marvin Maxwell, agent for the owner, Andy Martindale, to consider Case No. 08BAR-00000-00137 for **conceptual review/preliminary/final approval of a residence addition of approximately 69 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,148 square feet with attached garage of approximately 796 square feet. The proposed project will not require grading. The property is a 7,200 square foot parcel zoned DR-1 and shown as Assessor's Parcel Number 059-370-008, located at **4579 Sierra Madre Road** in the Santa Barbara area, Second Supervisorial District.
- ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant preliminary/final approval of 08BAR-00000-00137. No further comments were made by the Board of Architectural Review members present for this project.**
- 3. 08BAR-00000-00126 Nasir Garage Addition/ Retaining Wall Santa Barbara**
08LUP-00000-00252 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline - Urban
Request of Brian Miller, agent for the owner, Ma'an Nasir, to consider Case No. 08BAR-00000-00126 for **conceptual review of garage addition to existing garage of approximately 319 square feet, retaining wall and slope repair.** The following structures currently exist on the parcel: residence of approximately 5,484 square feet, garage of approximately 440 square feet and guest house of approximately 798 square feet. The proposed project will require approximately no cubic yards of cut and approximately 5 cubic yards of fill. The property is a 45.59 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 153-370-004, located at **1455 La Vista** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. Consider woody, deep rooted plants that would also serve to hold the soil.
- b. One comment was to consider relocating the additional parking bay to the other (east) side.
- c. Return for Preliminary/Final at the full Board.
- d. Return with a preliminary grading and engineering plan. Provide a slope restoration plan; include landscaping and irrigation.
- e. Return with colors, materials, preliminary planting plan, and preliminary irrigation plan.
- f. Depict the areas of slope failure.
- g. Depict the slope revegetation plan for the western side.
- h. Show light fixtures, wall and path lighting.
- i. Return for Preliminary-full Board.

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

4. **07BAR-00000-00288 Aiken Demolition/New Residence and Workshop Hope Ranch**
08LUP-00000-00038 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Tracey Burnell, architect for the owners, Doug and Pat Aiken, to consider Case No. 07BAR-00000-00288 for **final approval of a demolition of an existing residence of approximately 3,375 square feet and rebuild of a new residence of approximately 5,484 square feet with a workshop of approximately 280 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,375 square feet. The proposed project will require approximately no cubic yards of cut and approximately 350 cubic yards of fill. The property is a 1.3 acre parcel zoned 1.5 -EX-1 and shown as Assessor's Parcel Number 063-044-004 located at **975 Canon Road** in the Hope Ranch area, Second Supervisorial District.
(Continued from 11/30/07 & 4/25/08)

CONDITION:

- Exterior lights to be opalescent and bulbs are to be shrouded on the interior of fixtures.

ACTION: Morris moved, seconded by Rivera and carried by a vote of 6 to 0 (Romano absent) to grant final approval of 07BAR-00000-00288.

Isla Vista/Goleta

Site Visit

5. **08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**
08LUP-00000-00157 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for a **site visit for the single story residence demolition of approximately 900 square feet and rebuild a new two story residence of approximately 2,597 square feet, new detached two car garage of approximately 529 square feet and a gym of approximately 576 square feet atop the garage.** The following structures currently exist on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08)

Project received a site visit only, no action was taken. Project will be reviewed for further conceptual review later in the day.

6. **08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**

08LUP-00000-00157 (Lisa Martin, Planner)

Jurisdiction: Goleta

Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **further conceptual review/preliminary approval to demolish an approximately 900 square foot single story residence and rebuild a new two story residence of approximately 2,597 square feet, new detached two car garage of approximately 529 square feet and a gym of approximately 576 square feet atop the garage.** The following structures currently exist on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08)

COMMENTS:

Public Comments and Letters: Raymond Arias, Jean Alexander, Jacob Locker, Richard Brody, Mary E. Howe-Grant, Cathleen Weigand, Susan Bjork. Letters: Claudette Sabiron, Whitney Spackman, Neighborhood Petition, Peter C. Ford, Lynne Zajic.

SBAR COMMENTS:

Note: SBAR did not get to a full consensus on this proposal. Some members generally thought the project was an appropriate style, and others felt the design needed to be significantly reworked to draw more from the surrounding neighborhood, and other comments. All did agree, however, that a design with some sort of second story portion could work and that the clipped gambrel roof ends option is not preferred.

The two directions expressed by the Board are:

1. Currently proposed style is appropriate with the following comments:

- **Design is generally appropriate.**
- **New design is an improvement and a compromise.**
- **Appreciate that an attempt was made to lower the height**
- **Go to a 9' ceiling height instead of 9'6."**
- **The clipped gable tip diminishes the character of the structure.**
- **Study roof slope.**
- **Push house back from the street and use front yard tree to scale down the architecture.**

2. Project needs to be significantly redesigned and needs to reflect the style and character of the majority of homes on the street

- **Project appears to be inconsistent with the Eastern Goleta Design Guidelines.**
- **Take the character from the 1940s houses.**
- **The two story character doesn't match the character of this street; the neighborhood has a vocabulary of low slung houses.**

3 Other Comments

- **Neighborhood is eclectic, but low slung.**
- **Needs to read as one story from the street.**
- **Visually separate house from the rear structure.**
- **Appreciates that there aren't a lot of walls.**
- **The Cork Oak could be used as a courtyard counterpoint and as a scaling device.**
- **Potentially add trees to the front.**
- **Appreciates that the cars are pulled off the street.**

Study two other design options and return with concept options to review.

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

7. 08BAR-00000-00108 Webster Properties LP Signage Santa Barbara
08LUP-00000-00227 (Eric Gage, Planner) **Jurisdiction: Commercial**

Request of Richard Redmond, architect for the owner, Webster Properties LP, to consider Case No. 08BAR-00000-00108 for **further conceptual review/preliminary/final approval of proposed new signage for the State Street Ballet School**. The following structures currently exist on the parcel: commercial building of approximately 8,891 square feet. The proposed project will not require grading. The property is a .82 acre parcel zoned CN and shown as Assessor's Parcel Number 049-080-010, located at **2285 Las Positas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/11/08)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Romano, Morris and Willson absent) to drop 08BAR-00000-00108 from the agenda at the request of the applicant. See Agenda Status Report.

8. 08BAR-00000-00133 T-Mobile at Cavaletto Ranch Santa Barbara
08CUP-00000-00029 (Megan Lowery, Planner) **Jurisdiction: Permit Condition**

Request of Scott Dunaway, SureSite Consulting Group, agent for the applicant, T-Mobile, to consider Case No. 08BAR-00000-00133 for **conceptual review of a wireless telecommunications facility with an area of approximately 440 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 70.45 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-010-011, located at **1096 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary approval. No further comments were made by the Board of Architectural Review members present for this project.

Mission Canyon/Santa Barbara/Hope Ranch Areas

9. 08BAR-00000-00134 T-Mobile at Mission Canyon Mission Canyon
08LUP-00000-00030 (Megan Lowery, Planner) **Jurisdiction: Permit Condition**

Request of Scott Duanaway, SureSite Consulting Group, agent for the applicant, T-Mobile to consider Case No. 08BAR-00000-00134 for **conceptual review of a wireless telecommunications facility in an area of approximately 144 square feet**. The following structures currently exist on the parcel: a wooden utility pole of approximately 30 feet in height. The proposed project will not require grading. The property is in the right-of-way, located at **670 ½ Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. **Current proposal is a dramatic improvement over the fake tree.**
- b. **The project needs to take one more step.**
- c. **The preferred option is to place the antenna on a screened light pole, versus a utility pole. Consider the light pole near the Women's Club that is set back from the scenic corridor and set back from the paved road. The second option is to study adding it to a more camouflaged utility pole.**
- d. **The present location is not supportable.**
- e. **Return for further conceptual**

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

10. 08BAR-00000-00112 Kay Residence Addition and Roof Change Mission Canyon
08LUP-00000-00264 (Brian Banks, Planner) **Jurisdiction: Mission Canyon**

Request of Kenneth Kruger, architect for the owners, John and Edith Kay, to consider Case No. 08BAR-00000-00112 for **conceptual review/preliminary/final approval of residence addition of approximately 85 square feet and roof change**. The following structures currently exist on the parcel: a residence of approximately 1,268 square feet and garage of approximately 968 square feet. The proposed project will not require grading. The property is a .38 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-271-006, located at **609 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 7/11/08)

COMMENTS:

- a. Discuss possibility of continuing the sloped roof with the architectural historian.
- b. Colors to match existing.
- c. Return for concept/preliminary/final on consent.

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

11. 08BAR-00000-00124 Koke Demolition/New Residence Hope Ranch
08LUP-00000-00257 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban

Request of Tom Ochsner, architect for the owners, Rene and Marisa Koke, to consider Case No. 08BAR-00000-00124 for **conceptual review of a new residence of approximately 9,945 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,205 square feet, garage of approximately 795 square feet (to be demolished), guest house of approximately 800 square feet, exercise room of approximately 800 square feet, detached garage of approximately 1,050 square feet, shop of approximately 200 square feet and storage of approximately 795 square feet. The proposed project will require approximately 800 cubic yards of cut and fill. The property is a 4.8 acre zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-131-007, located at **4230 Cresta Avenue** in the Hope Ranch area, Second Supervisorial District.

ACTION: J. Roberts moved, seconded by Gray and carried by a vote 4 to 0 (Romano, Morris and Willson absent) to drop 08BAR-00000-00124 from the agenda at the request of the applicant. See Agenda Status Report.

12. 08BAR-00000-00030 Cherot Reconstructed and Remodeled Residence Hope Ranch
08CDP-00000-00040 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban

Request of James Bell, architect for the owner, Thornton E. Cherot, to consider Case No. 08BAR-00000-00030 for **further preliminary approval of residence remodel of approximately 3,117 and reconstruction of approximately 2,393 square feet – rebuild after fire**. The following structures currently exist on the parcel: a residence of approximately 5,426 square feet and pool house of approximately 455 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.06 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-212-021, located at **1480 Cantera Way** in the Hope Ranch area, Second Supervisorial District. (Continued from 3/14/08 & 5/23/08 & 6/20/08)

COMMENTS:

- a. Planner to reconfirm height.
- b. The architecture has come a long way.
- c. Plant selection is great.
- d. Suggestions:
 - Carry sandstone throughout instead of the Allen-block walls.
 - Consider a couple of smaller trees in front to transition.
 - Consider variation in height and range in the front.
- e. Colors should be derived from the sandstone. Use sandstone in the color palate, not comfortable with the burgundy windows.
- f. Return with roof sample, colors, materials, lighting cut sheet for exterior lights (which need to be dark sky lights).

ACTION: Rivera moved, seconded by Willson and carried by a vote of 5 to 0 (Romano absent, J. Roberts steps down) to grant preliminary approval of 08BAR-00000-00030. Applicant to return for final approval.

**13. 08BAR-00000-00063 Ledbetter Residence Rebuild After Fire Santa Barbara
Emergency Permit (Ann Almy, Planner) **Jurisdiction: Goleta****

Request of Peikert Group Architects, architect for the owners, Emmanuelle and John Ledbetter, to consider Case No. 08BAR-00000-00063 for **further conceptual review/preliminary/final approval of residential fire rebuild of approximately 1,797 square feet, porch of approximately 110 square feet and garage of approximately 490 square feet.** The following structures currently exist on the parcel: residence of approximately 1,655 square feet and garage of approximately 476 square feet and tool shed of approximately 36 square feet. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-081-016, located at **4511-A Auhay Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/11/08)

COMMENT:

- **SBAR could support a future porch extension.**

CONDITION:

- **Use opalescent exterior fixtures.**

ACTION: J. Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Romano absent) to grant preliminary/final approval of 08BAR-00000-00063.

Toro Canyon/Summerland/Carpinteria Areas

**14. 08BAR-00000-00049 Westerlay Orchids Packing House Addition Toro Canyon
08SCD-00000-00006 (Seth Shank, Planner) **Jurisdiction: Toro****

Request of Joe Overgaag, owner, to consider Case No. 08BAR-00000-00049 for **conceptual/preliminary/final review of an addition of approximately 627 square feet to a flower packing house.** The following structures currently exist on the parcel: a 6,000 square foot flower packing house, 8,400 square foot flower packing house, 3,130 square foot cooler canopy, 296,790 square feet of greenhouses, and a 1,580 square foot boiler room. The parcel is a 10.71-acre parcel, zoned AG-I-10 and is in the Carpinteria Agriculture (CA) overlay, 1st Supervisorial District. The project is located at 3504 Via Real and is part of the Toro Canyon Community Plan. (Continued from 4/11/08 & 5/23/08)

ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (Romano absent) to grant preliminary/final approval of 08BAR-00000-00049.

**15. Discussion Item Draft Summerland Commercial Design Guidelines Summerland
(Derek Johnson, Deputy Director)**

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

Project was a discussion item only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments: Tom Evans: commented on height

SBAR COMMENTS:

Chapter 1:

- **Page 1, second to last bullet remove the words "slope of 20%".**
- **Page 5, in response to SBAR questions, staff commented that:**
 - **The intent is to articulate that the architect of record should attend the SBAR hearing.**
 - **Chair Roberts requested the guidelines be geared to attracting community serving commercial.**
- **Page 7**
 - **The review process changes so often that the flow chart should be removed from the body of the document and either reference other existing documents, or add as**

an attachment only. If the flow chart is used, it should include conceptual review. (This diagram only represents one of many case process types)

- **Add a text discussion that encourages review by the Summerland BAR.**
- **There should be a means to coordinate noticing at one time.**
- **Page 9 should replace “home” with structures to better fit commercial development.**

Chapter 2

- **Pages 11 and 12 Remove the quotes on pages 11 and 12. They are unnecessary and some of them are inappropriate for the document.**
- **Keep historical and cultural background.**
- **Educate the public on the history and cultural referential information on the ground in public ROW at opportunity sites for public art created with recent streetscape work.**
- **Add language that encourages appropriate transitional landscape/hardscape from the site to the ROW.**
- **Provide neighborhood context somewhere in the chapter, e.g., the linear nature of the streets; areas where visibility of the ocean still exists.**
- **Page 15-The “defined character” illustration is not consistent with guideline 2.5. It should be further modified to provide additional clarification.**
- **Page 15 Adjust guideline items 2.3 and 2.4. We don’t want an avenue of gables.**

Chapter 3

- **Encourage bike posts in the ROW (bikes are not mentioned in the document but are a focal point in the community).**
- **Page 17-Add the following language to the end of guideline item 3. 7: “... and where there are direct views of the ocean, views should not be obstructed.”**
- **Page 19-Diagrams show the side yard of a private house. Get specific with the illustrations. Look for a better image. Graphically illustrate a realistic situation for a Best Management Plan for runoff at street that would work for Lillie. Chris Roberts suggested that he may have better examples.**
- **Page 22-Consider language that would provide for shade trees in parking areas, unless it would obstruct views. These could be canopy trees with horizontal growth habits.**
- **Page 23-Provide a graphic for guideline item 3.33, integrated ADA ramp (possibly use a picture of Suzanne Perkins building east of Valencia).**

Chapter 4

- **Page 28-Revise the definition of Floor Area Net to specify “...measured to the interior surfaces of exterior walls...”**
- **Page 30-SBAR asked conformity of height regulations with other areas be considered, instead of the new proposal in the PowerPoint of 5 in 12 or greater roof pitch which is an anomaly.**
- **Page 32- Change the graphic showing an example of stepping. The graphic shows unacceptable styles, e.g., Mediterranean.**
- **Page 34-36-Show illustrations instead of photos. The illustrations should include more mixed use/commercial. Consider illustrations matching the check marks. The “Style Guide” could be a helpful resource.**

Chapter 5

- **Page 37- In paragraph 3, remove the requirement that the vote be majority instead of a 2/3^{rds} vote.**
- **Page 38-Under guideline item 5.6, add that there should be a transition of materials between the public and private areas.**
- **Page 39-Figure 5-7 doesn’t work for Summerland.**
- **Delete guideline item 5.10.**
- **Use a better example for Figure 5.8, that includes BMP.**

Chapter 6

- **Page 46-In the last sentence of the paragraph, substitute “...is subject to...” instead of “...requires...” BAR review.**
- **Page 50-Illustration needs to be clearer. Show light source (dashed) on bottom illustration. Note what you don't want. Lower image looks like glass.**
- **Page 51-Guideline item 6.36 should require dimming at 10pm.**
- **Zero light shed onto private property should be added.**

Chapter 7

- **The Chapter is too brief.**
- **Signage graphics from the LUDC are not representative of Summerland.**
- **Sounds like you are promoting halo signs, when you should be discouraging them.**
- **Add more specifics.**
- **More directly address shielding and requirements for dark sky.**
- **Guidelines dealing with aesthetics for signage is lacking, i.e. proportions, scale, need for quality design. Additional language should be added.**

Staff contact in Long Range Planning is DJJohnson@sbcao.org

There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Will Rivera, and carried by a vote of 6 to 0 (Laurie Romano absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 8, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:30 P.M.