



COUNTY OF SANTA BARBARA

**REVISED
SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of August 8, 2008**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Revision: Item #8 07BAR-00000-00279 The Knoll Twelve New Residences - minutes were amended.

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:20 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Laurie Romano	
Will Rivera	
Glen Morris	
Steve Willson	
Anita Hodosy	SBAR Secretary
June Pujo	Supervising Planner

COMMITTEE MEMBERS ABSENT: Glenn Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts and Morris absent) to:

- Continue Item C-1 07BAR-00000-00339 Reish Single Family Dwelling Addition to the meeting of September 19, 2008 at the request of the applicant.
- Continue Item C-3 08BAR-00000-00022 Twist Residence Addition, Garage and Carport to the meeting of August 22, 2008 at the request of the applicant.
- Drop Item C-4 Tomara Recycling Center Addition from the agenda at the request of Planning and Development.
- Drop Item C-6 08BAR-00000-00039 Kahn New Residence from the agenda due to lack of representation.
- Continue Item C-7 08BAR-00000-00083 Rohzko Roof Alteration from the agenda at the request of Planning and Development. No Representative was present.
- Drop Item 11 08BAR-00000-00085 Hardy New Barn and Stables from the agenda at the request of both applicant and Planning and Development.

III. MINUTES: Romano moved, seconded by Gray and carried by a vote of 6 to 0 to table the approval of the July 25, 2008 to the meeting of August 22, 2008.

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00339 Reish Single Family Dwelling Addition Santa Barbara
07LUP-00000-00916 (Jim Heaton, Planner) Jurisdiction: Goleta

Request of William Reish, agent for the owners, William and Kathleen Reish, to consider Case No. 7BAR-00000-00339 for **final approval on consent of a partial demolition of approximately 200 square feet and an addition of approximately 1,570 square feet to the existing residence (for a net gain of approximately 1,370 square feet), and an attached garage of approximately 425 square feet.** The following structures currently exist on the parcel: residence of approximately 2,010 with an attached garage of approximately 445 square feet (to be demolished) and tool shed/shop of approximately 125 square feet (to be demolished). The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-020-021, located at **1051 Cieneguitas Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 2/01/08, 3/14/08 & 3/28/08)

ACTION: Gray moved, seconded by Romano and carried by vote of 5 to 0 (J. Roberts and Morris absent) to continue 07BAR-00000-00339 to the SBAR meeting of September 19, 2008 at the request of the applicant. See Agenda Status Report.

C-2. 08BAR-00000-00122 Foley Demolition/New Garage Mission Canyon
08LUP-00000-00366 (Brian Banks, Planner) Jurisdiction: Mission

Request of J.F. Carberry, architect for the owner, Susan Foley, to consider Case No. 08BAR-00000-00122 for **preliminary/final approval on consent of a demolition/new garage of approximately 440 square feet with a family room below of approximately 440 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet, garage of approximately 400 square feet and storage of approximately 400 square feet. The proposed project will not require grading. The property is a .20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-172-006, located at **837 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 7/11/08)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to grant final approval on consent of 08BAR-00000-00122.

C-3. 08BAR-00000-00022 Twist Residence Addition, Garage and Carport Toro Canyon
08CDP-00000-00015 (Seth Shank, Planner) Jurisdiction: Ridgeline - Rural

Request of Sophie Calvin, architect for the owner, Mrs. Lurline Twist, to consider Case No. 08BAR-00000-00022 for **final approval on consent of a residence addition of approximately 1,214 square feet, conversion of existing garage to habitable space of approximately 557 square feet, new attached garage of approximately 496 square feet and new deck of approximately 99 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,754 square feet, garage of approximately 557 square feet, covered porch of approximately 257 square feet and deck of approximately 221 square feet. The proposed project will require approximately 987 cubic yards of cut and approximately 1,028 cubic yards of fill. The property is a 5.66 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 155-140-078, located at **438 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/14/08 & 7/11/08)

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts and Morris absent) to continue 08BAR-00000-00022 to the SBAR meeting of August 22, 2008 at the request of the applicant. See Agenda Status Report.

C-4. 08BAR-00000-00092 Tomra Recycling Center Isla Vista

08CDP-00000-00053 (Jim Heaton, Planner) **Jurisdiction: DVP**
Request of Peter Margolis, agent for the owner, Lee Johnson, to consider Case No. 08BAR-00000-00092 for **preliminary/final on consent of a recycle center of approximately 272 square feet**. The following structures currently exist on the parcel: no structures exist on existing lot of retail business. The proposed project will not require grading. The property is a .32 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-161-013, located at **939 Embarcadero** in the Isla Vista area, Third Supervisorial District. (Continued from 6/20/08)

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts and Morris absent) to drop 08BAR-00000-00092 from the agenda at the request of Planning and Development. See Agenda Status Report.

C-5. 08BAR-00000-00117 Strachan Residence Additions & Garage Conversion Hope Ranch
08MOD-00000-00007 (J. Ritterbeck, Planner) **Jurisdiction: Modification**

Request of Mark Wienke, architect for the owners, Robert and Jennifer Strachan, to consider Case No. 08BAR-00000-00117 for **preliminary/final approval on consent of a residence addition of approximately 90 square feet to the master bed/bath, new covered porches of approximately 635 square feet (covered front porch is the subject of a Modification 08MOD-00000-00007), new detached shed of approximately 190 square feet and addition of approximately 230 square feet to an existing attached garage and the conversion of a 550 square foot detached garage of approximately 500 square foot guesthouse with 50 square feet of trash/recycling storage space**. The following structures currently exist on the parcel: a residence of approximately 2,655 square feet and detached garage of approximately 550 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 1.17 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-092-011, located at **955 Camino Medio** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/20/08 & 7/11/08)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to grant preliminary/final approval on consent of 08BAR-00000-00117.

C-6. 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-1and 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, 6/06/08, 6/20/08, 7/11/08 & 7/25/08)

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts and Morris) to drop 08BAR-00000-00039 from the agenda due to lack of representation. See Agenda Status Report.

C-7. 08BAR-00000-00083 Rohzko Roof Alterations Santa Barbara
08LUP-00000-00327 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Joaquin Ornelas, agent for the owner, Alex Rohzko, to consider Case No. 08BAR-00000-00083 for **preliminary/final approval on consent of a new roof including new pitch (calculation needed) to an existing residence**. The following structures currently exist on the parcel: a residence of approximately 2,701 square feet. The proposed project will not require grading. The property is a 10,301.23 square foot parcel zoned R-3 and shown as Assessor's Parcel Number 067-141-031, located at **570 Rhonda Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08 & 7/11/08)

ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts and Morris absent) to continue 08BAR-00000-00083 to the meeting of August 22, 2008 at the request of the planner. No representative was present. See Agenda Status Report.

C-8. 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 **preliminary/final approval on consent 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 I-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 & 7/25/08)

ACTION: Romano moved, seconded by J. Roberts and carried by a vote of 5 to 0 (Morris and Willson absent) to grant preliminary/final approval of 08BAR-00000-00112.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Chris Roberts solicited input for the upcoming 8/11 Chairs meeting. Suggestions (in addition to those made at the last meeting) include: discussion of residential/commercial landscape requirements and what SBAR should look for on landscape plans. The board requested to a compilation of county landscape requirements as a starting point in this discussion. Outdoor lighting provisions were another topic suggested. Chris invited members to contact him with additional suggestions.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 08BAR-00000-00136 Exxon Mobil Santa Barbara
08LUP-00000-00283 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Alanna Isaac, agent for the owner, Exxon Mobil, to consider Case No. 08BAR-00000-00136 for **conceptual review/preliminary/final approval of new Healy unit and concrete pad of approximately 88 square feet.** The following structure currently exists on the parcel: existing gas station (proposed project will not affect existing structures.) The proposed project will not require grading. The property is a .7 acre parcel zoned CN and shown as Assessor's Parcel Number 065-180-068, located at **4801 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Paint existing vents a dark color (i.e., blackened beam, dark olive (Frazee))**
- b. **Add (10) 1 gal. phaphiolepis indica plants surrounding enclosure;**
- c. **Change from painted CMU to split-face aggregate CMU in pebbled, natural (earth-tone) color;**
- d. **Eliminate wood trellis and instead use wire to support vines on enclosure.**

ACTION: Rivera moved, seconded by Gray and carried by a vote of 5 to 0 (J. Roberts and Morris absent) to grant preliminary/final approval of 08BAR-00000-00136.

2. 08BAR-00000-00089 St. George Three New Residences (Eastern Lot) Isla Vista
08CDH-00000-00012/08MOD-00000-00009 (Jim Heaton, Planner) **Jurisdiction: Ocean**

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 08BAR-00000-00089, for **further conceptual review of a new residence of approximately 12,724 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6567 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/06)

COMMENTS:

- a. **Good direction, but not there yet. Supportive of concept.**
- b. **The three houses need to work together as a whole, be more integrated.**
- c. **If you proceed with a single architecture, then it needs to be done very, very well. The other option is to vary the style among the other two buildings with eclectic architecture.**
- d. **So far, its not four-sided architecture. It reads as a mask in front of an apartment building.**
- e. **The structures need to be volumes, not facades.**
- f. **Details need to be very well developed.**
- g. **Melt the structures in three directions.**
- h. **Profile needs to undulate.**
- i. **Plans need to loosen up, e.g. the dove coves are too stiff.**
- j. **Details need more randomness.**
- k. **Tower is too plain. It's a prominent piece of architecture.**
- l. **Circle window is not there yet.**
- m. **Front balconies need heavy connection to the building.**
- n. **Consider varying the details on the garage doors.**
- o. **Correct discrepancy between plan and elevation sheets on east side.**
- p. **Return with an elevation that shows all three elevations in context and be careful that floor plans reflect elevations.**
- q. **Return for further conceptual with details that support the overall architecture.**

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

**3. 08BAR-00000-00105 St. George Three New Residences (Middle Lot) Isla Vista
08CDH-00000-00016/08MOD-00000-00010 (Jim Heaton, Planner) Jurisdiction: Ocean**

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 08BAR-00000-00105 for **further conceptual review of a new residence of approximately 12,724 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6569 Del Play Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08)

COMMENTS:

- a. **Good direction, but not there yet. Supportive of concept.**
- b. **The three houses need to work together as a whole, be more integrated.**
- c. **If you proceed with a single architecture, then it needs to be done very, very well. The other option is to vary the style among the other two buildings with eclectic architecture.**
- d. **So far, its not four-sided architecture. It reads as a mask in front of an apartment building.**
- e. **The structures need to be volumes, not facades.**
- f. **Details need to be very well developed.**
- g. **Melt the structures in three directions.**
- h. **Profile needs to undulate.**
- i. **Plans need to loosen up, e.g. the dove coves are too stiff.**
- j. **Details need more randomness.**
- k. **Tower is too plain. It's a prominent piece of architecture.**
- l. **Circle window is not there yet.**
- m. **Front balconies need heavy connection to the building.**
- n. **Consider varying the details on the garage doors.**
- o. **Correct discrepancy between plan and elevation sheets on east side.**

- p. **Return with an elevation that shows all three elevations in context and be careful that floor plans reflect elevations.**
- q. **Return for further conceptual with details that support the overall architecture.**
- r. **Project received further conceptual review only, no action was taken. Applicant to return for further conceptual.**

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

4. 08BAR-00000-00106 St. George Three New Residences (Western Lot) Isla Vista
08CDH-00000-00017/08MOD-00000-00011 (Jim Heaton, Planner) Jurisdiction: Ocean

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 08BAR-00000-00106 for **further conceptual review of a new residence of approximately 12,724 square feet.** The following structures currently exist on the parcel: two residences of approximately 1,353 square feet and two garages of approximately 755 square feet. The proposed project will not require grading. The property is a 6,245 square foot parcel and is one of three lots zoned SR-M-18 and shown as Assessor's Parcel Number 057-213-008, located at **6571 Del Play Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 6/06/08)

COMMENTS:

- a. **Good direction, but not there yet. Supportive of concept.**
- b. **The three houses need to work together as a whole, be more integrated.**
- c. **If you proceed with a single architecture, then it needs to be done very, very well. The other option is to vary the style among the other two buildings with eclectic architecture.**
- d. **So far, its not four-sided architecture. It reads as a mask in front of an apartment building.**
- e. **The structures need to be volumes, not facades.**
- f. **Details need to be very well developed.**
- g. **Melt the structures in three directions.**
- h. **Profile needs to undulate.**
- i. **Plans need to loosen up, e.g. the dove coves are too stiff.**
- j. **Details need more randomness.**
- k. **Tower is too plain. It's a prominent piece of architecture.**
- l. **Circle window is not there yet.**
- m. **Front balconies need heavy connection to the building.**
- n. **Consider varying the details on the garage doors.**
- o. **Correct discrepancy between plan and elevation sheets on east side.**
- p. **Return with an elevation that shows all three elevations in context and be careful that floor plans reflect elevations.**
- q. **Return for further conceptual with details that support the overall architecture.**

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

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

5. 07BAR-00000-00203 St. George Duplex Isla Vista
07CDH-00000-00023/08MOD-00000-00005 (Jim Heaton, Planner) Jurisdiction: Ocean

Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **preliminary/final approval of a new two-story duplex of approximately 3,195 square feet.** The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07, 11/30/07, 2/01/08 & 6/06/08)

COMMENTS:

- a. **Concerned with floor plan entrance to the second unit through kitchen**
- b. **Restudy entry to tower; add thickness to the walls (e.g. 18"). Consider revising the stairs. Tower doorway is too close to east side.**
- c. **Floor plans and site plans conflict (e.g., floor plan shows walkways and site plan shows landscaping), Elevations and plans don't match**
- d. **Show landscaping**
- e. **Tower appears too blocky, too big, and not articulated enough**
- f. **Restudy proportion of tower to eaves of adjacent element**
- g. **East elevation needs to be broken up**
- h. **Windows near tower roof need more space between the window and roof**
- i. **Proportions are off**
- j. **Proportions of east façade need to be more vertical**
- k. **Study window details, depth, trim**
- l. **Tower staircase could have more of an open feel up to the second story.**
- m. **Architecture is okay, but not exciting**
- n. **Architecture needs improvement in order to consider support of a Modification.**

ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (J. Roberts and Morris absent) to continue 07BAR-00000-00203 for further preliminary approval.

Site Visit:

6. **07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara**
07DVP-00000-00031 (Alex Tuttle, Planner) **Jurisdiction: DVP**
Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for a **site visit for a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08 & 4/11/08 & 6/06/08)

Project received a site visit at this time, no action was taken. Project returned for further conceptual review later in the day.

Site Visit

7. **08BAR-00000-00062 Ostby/Cook Demolition/New Residence Carpinteria**
08CDH-00000-00006, 08CDP-00000900043 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**
Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 08BAR-00000-00062 for a **site visit of new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by SBAR) and a new tennis cabana of approximately 168 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretakers cottage of approximately 668 square feet and detached garage of approximately 684 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. (Continued from 5/23/08)

Project received a site visit at this time, no action was taken. Project returned for further conceptual review later in the day.

8. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara
07DVP-00000-00031 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08, 4/11/08 & 6/06/08)

COMMENTS:

- a. **SBAR remains concerned. Story poles confirmed these concerns.**
- b. **This is a hillside, but design is for a flat lot. Current design fights the topography. Houses need to respond to the site and address topography.**
- c. **Concerned with grading and mass/bulk/scale.**
- d. **Comfortable with the number and layout of lots, but can't support the design.**
- e. **Concerned with Patterson view corridor. Design appears like one long ridge of houses along Patterson Avenue.**
- f. **Houses are too close together and too visible. Looking up is a visual concern from surrounding area.**
- g. **Avoid a cookie cutter approach. Units may need to be reduced in size to fit properly within the site.**
- h. **Finished grades appear to be driven by drainage design instead of by site features. Drainage design is resulting in elevating the pads to be even with the road rather than setting them into the slope.**
- i. **Can't support the south elevation.**
- j. **Should consider stepping the houses down with the hillside.**
- k. **Still want to see specific information on which trees will be saved and which will be removed.**
- l. **Project has not responded to past comments, which has resulted in numerous meetings.**
- m. **Return for further conceptual.**

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

9. 08BAR-00000-00141 Salvation Army Exterior Changes Santa Barbara
08EXE-00000-00168 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Andy Roteman, architect for the owner, Salvation Army, to consider Case No. 08BAR-00000-00141 for **conceptual review/preliminary/final approval of an exterior change from existing wood exterior finish to plaster (stucco) exterior finish.** The following structure currently exists on the parcel: structure of approximately 15,129 square feet. The proposed project will not require grading. The property is a 135,822 square foot parcel zoned DR-46 and shown as Assessor's Parcel Number 065-018-069, located at **4849 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

CONDITION:

- **SBAR Condition: Paint the entirety of the structure a darker color**
- **Return for Final on Consent with colors.**

ACTION: Rivera moved, seconded by Romano and carried by a vote of 5 to 0 (Morris and Willson absent) to grant preliminary approval of 08BAR-00000-00141. Applicant to return for final approval on consent at the meeting of August 22, 2008.

Mission Canyon/Santa Barbara/Hope Ranch Areas

10. **08BAR-00000-00138** **Powell Residence Second Story** **Mission Canyon**
08LUP-00000-00064 (Brian Banks, Planner) **Jurisdiction: Mission**
Request of Harold Powell, owner, to consider Case No. 08BAR-00000-00138 for **conceptual review/preliminary/final approval of a second story addition of approximately 280 square feet**. The following structures currently exist on the parcel: a two story residence of approximately 1,546 square feet. The proposed project will not require grading. The property is a .6 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 023-221-041, located at **2695 Foothill Road** in the Mission Canyon area, First Supervisorial District.
- COMMENTS:**
- **Return with construction documents for the second story, exterior lighting plan, color board**
 - **Return for Preliminary/Final on Consent**
- ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 (Morris and Willson absent) to grant preliminary approval of 08BAR-00000-00138. Applicant to return for final approval on consent at the meeting of August 22, 2008.**
11. **08BAR-00000-00085** **Hardy New Barn and Stables** **Hope Ranch**
08LUP-00000-00192 (Sarah Clark, Planner) **Jurisdiction: Ridgeline – Urban**
08MOD-00000-0004
Request of Edgar L. Sands, architect for the owners, Mr. and Mrs. Mark Hardy, to consider Case No. 08BAR-00000-00085 for **preliminary approval of a new barn and stables of approximately 1,728 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,587 square feet and guest house of approximately 800 square feet. The proposed project will require approximately 1,600 cubic yards of cut and approximately 48 cubic yards of fill. The property is a 68,800 square foot parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-291-014, located at **4426 Via Alegre** in the Hope Ranch area, Second Supervisorial District. (Continued from 6/06/08)
- ACTION: Gray moved, seconded by Romano and carried by a vote of 5 to 0 (J. Roberts and Morris absent) to drop 08BAR-00085 from the agenda at the request both applicant and Planning and Development. See Agenda Status Report.**
12. **08BAR-00000-00144**
Connolly Family Trust Guesthouse Remodel/Cabana/Workshop/Accessories Hope Ranch
06LUP-00000-000923 (Sarah Clark, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Tom Ochsner, architect and Troy White, agent for the owner, Mark Connolly, Connolly Family Trust, to consider Case No. 08BAR-00000-00144 for **conceptual review of patio and entry to guesthouse of approximately 580 square feet, cabana of approximately 800 square feet, workshop of approximately 912 square feet, storage basement of approximately 558 square feet, sauna of approximately 64 square feet and gazebo of approximately 100 square feet**. The following structures currently exist on the parcel: residence approximately 2,596 square feet with attached garage of approximately 708 square feet and guesthouse of approximately 1,300 square feet. The proposed project will require approximately 1,400 cubic yards of cut and fill. The property is a 2.0 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-051-003, located at **4645 Via Huerto** in the Hope Ranch area, Second Supervisorial District.
- COMMENTS:**
- a. **Use pilasters with wood instead of all stone on the guesthouse**
 - b. **Restudy asphalt driveway materials and color (e.g. consider tan asphalt)**
 - c. **Consider reduction in amount of pavement area and restudy juxtaposition of paved areas**
 - d. **Study porch element with pilasters**
 - e. **Study offsite flat work**
 - f. **Return with irrigation and planting**

- g. **Return with exterior lighting fixtures**
- h. **Return for Preliminary/Final**

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

13. **08BAR-00000-00068** **Burke/Cook New Residence (Lot 2)** **Mission Canyon**
08LUP-00000-00132, (Eric Gage, Planner) **Jurisdiction: Ridgeline –Urban**
08APL-00000-00017

Request of David Burke, agent/owner and Paul and Claudia Cook and Mary Burke owners, to consider Case No. 08BAR-00000-00068 for **revised final approval of exterior and interior alterations to a permitted single family dwelling of approximately 1,797 square feet with a garage/laundry of approximately 620 square feet. The building footprint, including the garage and carport, is approximately 2,417 square feet. Changes including exterior retaining wall changes, a revised floor plan, change in location of exterior and interior walls, doors, windows, fireplaces, and chimneys.** No structures currently exist on the parcel. The property is a 8,956 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1453 Orange Grove Avenue** in the Mission Canyon area, First Supervisorial District.
(Continued from 4/25/08)

SBAR COMMENTS ON PC REQUESTED ITEMS:

- a. **Revised Floor Plan:** SBAR has no comments on the revised interior floor plans, as long as changes to the interior, not addressed below, do not affect the exterior of the structures.
- b. **Change in location of walls, doors, windows, fireplaces, chimneys:** SBAR commented that window # 9 must stay in its current location, but window # 10 could be shifted lower.
- c. **Driveway realignment and exterior retaining walls:** SBAR commented that the minimum fire department width of 20' should be maintained, however, the driveway should be narrowed to that minimum in order to create additional planting area at the bottom of the stone gravity wall. Vines should be planted at the bottom of the wall with the intent of growing upward, in addition to the other proposed plantings. Small stones should line the edge of the bottom of the planter as a transition.

Additionally, SBAR encouraged the applicant to let the design settle in and to be wary of making frequent changes to the plans.

Project was directed to return to SBAR by the Planning Commission to respond to issues for clarification on design, no action was taken. Applicant will return to Planning Commission for preliminary approval considerations.

Toro Canyon/Summerland/Carpinteria Areas

14. **08BAR-00000-00062** **Ostby/Cook Demolition/New Residence** **Carpinteria**
08CDH-00000-00006, 08CDP-00000900043 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**

Request of Neumann Mendro Andrulaitis Architects, architect for the owners, Signe Ostby and Scott Cook, to consider Case No. 08BAR-00000-00062 for **further conceptual review of new residence of approximately 5,951 square feet, attached garage of approximately 506 square feet, detached garage of approximately 800 square feet (with residential second unit of approximately 1,000 square feet not subject to discretionary review by SBAR) and a new tennis cabana of approximately 168 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,930 square feet, guest cottage of approximately 851 square feet, tennis cabana of approximately 168 square feet, caretakers cottage of approximately 668 square feet and detached garage of approximately 684 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. (Continued from 5/23/08)

COMMENTS:

SBAR Comments: SBAR recognizes that a historic evaluation is in progress. Comments today are in regard to architectural integrity, style and other items within the purview of the SBAR. SBAR's review today does not yet incorporate any required findings or mitigations for the historic review.

- a. Handsome house, will fit in with vicinity architecture
- b. Restudy plate heights, which are still a little tall.
- c. Consider adding a little fun, variety and articulation to the ramp.
- d. The shed dormer, where it connects on the north and east, should be broken from the ridge
- e. Restudy breaking up the massing on the roof

Public Comments: Ken Mineau, Appleton and Associates –requesting the hedge at eastern and property line to be maintained at approximately 10 to 12 feet maximum in height.

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

**15. 07BAR-00000-00212 Hall New Single Family Dwelling Toro Canyon
07CDP-00000-00093 (Sarah Clark, Planner) Jurisdiction: Toro**

Request of Lu Ann Hall, owner, to consider Case No. 07BAR-00000-00212 for **further conceptual review/preliminary approval of new modular home of approximately 2,679 square feet, demolition of portion of the existing residence and conversion of the remainder to a guesthouse of approximately 800 square feet with attached storage of approximately 650 square feet.** The following structures currently exist on the parcel: residence of approximately 2,270 square feet with an attached garage of approximately 360 square feet. The proposed project will require approximately 34 cubic yards of cut and fill. The property is a 2.85 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 155-140-077, located at **450 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 9/07/07 & 6/06/08)

COMMENTS:

- a. West turnout should be removed and restored.
- b. Add vines or buffer vegetation to the back wall.
- c. Explore a steeper pitch.
- d. Repaint the new and existing portions of the house to a darker, earth tone color.
- e. Return for preliminary/final with revised colors, construction documents/plans, and delineation of landscape materials.

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

**16. 08BAR-00000-00034 Markham Residence Demolitions/Rebuild/Remodel Toro Canyon
08CDP-00000-00020 (Seth Shank, Planner) Jurisdiction: Toro**

Request of Bryan Pollard, architect for the owner, John Markham, to consider Case No. 08BAR-00000-00034 for **preliminary/final approval for the demolition of the existing guesthouse and two storage structures and construction of approximately 416 square feet to the existing structure. The existing 445 square foot garage will be converted into the master bedroom and a new detached garage of approximately 445 square foot is proposed. Other new structures include, a swimming pool, cabana and 1/2 bath of approximately 101 square feet, a logia of approximately 101 square feet and trellis of approximately 215 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,422 square feet and guesthouse of approximately 240 square feet. The proposed project will require approximately 23 cubic yards of cut and approximately 5 cubic yards of fill. The property is a 16,550 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-330-032, located at **202 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/28/08)

COMMENTS:

- a. Appropriate and contextual

- b. **Relocation of garage is appropriate**
- c. **Planner to review cabana setbacks**
- d. **Consider a trellis on the cabana**
- e. **Review pool fencing requirements, equipment area**

At the request of the assigned planner, project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval.

17. 08BAR-00000-00139

**Summerland Cottages Homeowners Association Driveway Gates Summerland
08SCD-00000-00023 (Seth Shank, Planner) **Jurisdiction: Summerland****

Request of Ginger Andersen, Penfield and Smith, agent for the owner, Perry Perkins, Summerland Cottages Homeowners Association to consider Case No. 08BAR-00000-00139 for **conceptual review of driveway gates on Caspia Lane**. The following structures currently exist on the parcel: Twenty single family dwellings and ten condos. The proposed project will not require grading. The property is a 4.5 acre parcel zoned DR2.5 and shown as Assessor's Parcel Number 005-690-022, located at **(no address number) Caspia Lane** in the Summerland area, First Supervisorial District.

COMMENTS:

- a. **You have sufficiently demonstrated the need for a gate.**
- b. **Gate location is okay, however, design of the gate does not look rural and is not compatible with the cottage architecture of the development nor is it compatible with the character that defines Summerland.**
- c. **Gates need to be simplified and very understated, not monumental.**
- d. **Scale of lights is okay, but they are too ornate (e.g. consider Greene & Greene design).**
- e. **Exterior lights need to be down-shielded on the interior.**
- f. **Return with information (e.g. letter) from Summerland Association's review.**
- g. **Return for Preliminary/Final**

Public Comments: Tom Evans, Robert Sillo, Edna Sizlo, Suzanne Perkins, Fred Bradley

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Laurie Romano moved, seconded by Martha Gray, and carried by a vote of 5 to 0 (Glenn Morris and Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 22, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:45 P.M.