

C-2. 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 0.78 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, and 7/15/11)

ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts, Gray absent) to grant final approval on consent of 10BAR-00000-00196.

C-3. 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 **preliminary/final approval on consent 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. (Continued from 7/15/11)

ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts, Gray absent) to grant preliminary and final approval on consent of 11BAR-00000-00095.

C-4. 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, 7/01/11, and 7/15/11)

ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts, Gray absent) to grant final approval on consent of 08BAR-00000-00270.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 11BAR-00000-00111 St. George New Units and Park Lift Garage Isla Vista

(no assigned planner) **Jurisdiction: Coastal**
Request of On Design, architect for the owner, Edward St. George, to consider Case No. 11BAR-00000-00111 for **conceptual review of two new 2-story buildings: Building C of approximately 1,664 square feet with attached garage of approximately 398 square feet, and Building D of approximately 2,164 square feet with attached garage of approximately 398 square feet and automatic parking garage of approximately 1,704 square feet.** The following structures currently exist on the parcel: residential Building A of approximately 1,664 square feet with a garage of approximately 398 square feet and Building B of approximately 2,442 square feet. Approximately 900 square feet of structures are proposed to be demolished. The proposed project will not require grading. The property consists of 0.39 total acres zoned SR-M-18 and shown as Assessor's Parcel Numbers 075-212-016 and -017 (the two lots are proposed to be merged), located at **6560 and 6562 Del Playa** in the Isla Vista area, Third Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. Roberts and Gray were absent from review of this item.

SBAR COMMENTS:

- **Massing and siting appear well done. Struggling with architecture.**
- **The key to the success of the project will be to make the project elements look and function like one project. Project wants to be a community in and of itself. Buildings don't tie into each other yet. New buildings don't pick up enough of the existing structures' Spanish character; either try to match style or otherwise relate buildings to each other.**
- **Building C should reflect character of Building A. Can vary architecture of building D with more departure from Spanish influence as desired, but still needs to tie into the whole composition.**
- **Like the idea of playfulness between architectural styles but colors are not working. Architectural form should take precedence over color.**
- **Need to see how project looks as a whole hence need illustrations of entirety of project:**
 - **Streetscape elevation**
 - **Alley elevation**
 - **Section N/S through the lot looking west**
 - **Sections E/W through the lot looking south and north**
- **Need elevation of Building B to see how rooflines fit together.**

2. 11BAR-00000-00088 JP Morgan Chase Bank Commercial Improvement Isla Vista
11CDP-00000-00036 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of George Garcia, Garcia Architecture Design, architect for the owner, JP Morgan Chase Bank, to consider Case No. 11BAR-00000-00088 for **conceptual review of commercial retail tenant improvement of approximately 1,713 square feet.** The following structure currently exists on the parcel: a commercial retail space of approximately 1,713 square feet. The proposed project will not require grading. The property is a 13,940 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero del Norte** in the Isla Vista area, Third Supervisorial District. (Continued from 7/1/11)

ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts, Gray absent) to continue 11BAR-00000-00088 to the meeting of August 26, 2011. See Agenda Status Report.

**3. 11BAR-00000-00047 Gelb Residence Change of Use/Addition Isla Vista
11CDH-00000-00016 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista****

Request of Dawn Sherry, architect for the owner, James Gelb, to consider Case No. 11BAR-00000-00047 for **revised preliminary and final approval following an Emergency cut-back of the existing single family dwelling, a change of use from a single family dwelling to a duplex, a Modification to the required side setback to construct an attached two-car covered parking area and new 2nd-story bedroom addition.** The following structure currently exists on the parcel: a residence of approximately 1,545 square feet. The proposed project will not require grading. The property is a 5,623 square foot parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-193-030, located at **6709 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 5/06/11 and 6/03/11)

ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 4 to 0 (Roberts, Gray, Willson absent) to grant revised preliminary and final approval of 11BAR-00000-00047.

Mission Canyon/Santa Barbara/Hope Ranch Areas

**4. 11BAR-00000-00124 Robbins/Kaplan Jesusita Fire Rebuild Mission Canyon
09JES-00000-00086 (Kimberly McCarthy, Case Manager) **Jurisdiction: Ridgeline-Urban****

Request of Joaquin Ornelas, agent for the owners, Brian Robbins and Linda Kaplan, to consider Case No. 11BAR-00000-00124 for **conceptual review of new two-story residence of approximately 3,032 square feet with a veranda of approximately 342 square feet and a detached garage of approximately 525 square feet.** The existing structures (residence of approximately 1,641 square feet and garage of approximately 484 square feet) were destroyed in the Jesusita Fire. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-020, located at **1108 Palomino Road** in the Mission Canyon area, First Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. Roberts and Gray were absent from review of this item.

SBAR COMMENTS:

- **SBAR appreciates the one story solution.**
- **Massing and size are acceptable.**
- **Resolve inconsistencies in elevations and roof overhangs. Return with consistency between drawings, including north arrows.**
- **Restudy proportions and organize fenestration. Project is not yet cohesive.**
- **Consider adding a trellis to resolve proportions of the gable mass including the kitchen window; center window in mass.**
- **Downplay second entry at west elevation.**
- **Open up north elevation at entry into the garden.**

**5. 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 **preliminary/final approval 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. (Continued from 7/15/11)

ACTION: Rivera moved, seconded by Froscher and carried by a vote of 4 to 0 (Roberts, Gray, and Willson absent) to grant preliminary and final approval of 11BAR-00000-00105.

SBAR COMMENTS:

- Very nice project.
- Project received preliminary and final approvals with notes on landscape plan to use a system with a smart controller.

6. **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 **preliminary/final approval 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. (Continued from 7/15/11)

ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts, Gray absent) to continue 11BAR-00000-00112 to the meeting of August 26, 2011. See Agenda Status Report.

7. **11BAR-00000-00075 Washburn Residence Addition, New Garage and Trellis Santa Barbara**
11LUP-00000-00181 (Brian Banks, Planner) **Jurisdiction: Goleta**
Request of Paul Washburn, owner, to consider Case No. 11BAR-00000-00075 for **preliminary/final approval of a residence addition of approximately 607 square feet, covered entry of 33 square feet, new attached garage of approximately 264 square feet and trellis addition of approximately 396 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,393 square feet and attached garage of approximately 460 square feet. The proposed project will not require grading. The property is a 0.82 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-231-004, located at **1379 Camino Meleno** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/03/11 & 6/17/11)

ACTION: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Roberts, Gray absent) to continue 11BAR-00000-00075 to the meeting of September 16, 2011. See Agenda Status Report.

8. **09BAR-00000-00104 Tea Fire Bakewell Residence and Garage Santa Barbara**
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline –Rural**
11LUP-00000-00245 (Nicole Lieu, Planner)
Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **further conceptual review/preliminary approval of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic 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. (Continued from 7/24/09, 11/06/09, and 10/15/10)

800 square feet. The project requires a Modification to allow an encroachment into the side setback of approximately 4 feet. The following structures currently exist on the parcel: a residence of approximately 4,882 square feet and attached garage of approximately 857 square feet. The proposed project will require approximately 450 cubic yards of cut. The property is a 1.7 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-220-006, located at **4347 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 5/20/11 and 6/03/11)

ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 4 to 0 (Roberts, Gray, and Willson absent) to grant final approval of 11BAR-00000-00063.

SBAR COMMENTS:

- **Project received final approval with use of Lompoc stone as annotated on plans.**

Toro Canyon/Summerland/Carpinteria Areas

12. 11BAR-00000-00118 Kelly Porch Enclosure Summerland
11CDP-00000-00043 (Brian Banks, Planner) Jurisdiction: Summerland

Request of John Watson, architect for the owners, Clinton and Louise Kelly, to consider Case No. 11BAR-00000-00118 for **conceptual review and preliminary approval of the enclosure of existing upper-level porch of approximately 151 square feet (converting it into habitable space), removal of tower element, and installation of four roof dormers.** The following structures currently exist on the parcel: residence of approximately 2,485 square feet and hobby studio of approximately 600 square feet. The proposed project will not require grading. The property is a 0.27 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-152-021, located at **2465 Whitney Avenue** in the Summerland area, First Supervisorial District.

Project received conceptual review only, no action was taken. Roberts, Gray, and Willson were absent from review of this item.

SBAR COMMENTS:

- **New windows reflect a different vocabulary than the existing paned windows which appear to be the only character defining feature of the house; need to tie the new windows into the existing composition. Strongly recommend reusing existing windows.**
- **Unfortunate to lose the existing monitor which is a nice feature of the house and more aesthetically pleasing than the proposed dormers. Consider retaining and relocated the monitor; work with interior floor plan.**
- **Return for preliminary review on the condition that the new windows integrate with the existing divided light windows.**

13. 10BAR-00000-00171 MRE No. 2 & 3 LLC New Residence Summerland
10CDP-00000-00092 (Alex Tuttle, Planner) Jurisdiction: Summerland

Request of John B. Kilbane, Archwest Developments, Inc., architect for the owner, Montecito Ranch Estates, No. 2 & 3 LLC, to consider Case No. 10BAR-00000-00171 for **final approval of construction of a new 7,195 square foot (gross) single-family residence with a 825 square foot basement, a 975 square foot attached garage, a 760 square foot guest house, a sunken tennis court, pool, spa, viewing deck, and associated landscaping and hardscape on Lot 2.** No structures currently exist on the parcel. The proposed project will require approximately 2,500 cubic yards of cut and fill. The property is a 5.03 acre parcel zoned RR-5 and shown as Assessor's Parcel Number 005-210-062, located at **200 Montecito Ranch Lane** in the Summerland area, First Supervisorial District. (Continued from 11/19/10 and 3/04/11)

ACTION: Rivera moved, seconded by Goodkind and carried by a vote of 4 to 0 (Roberts, Gray, and Willson absent) to grant final approval of 10BAR-00000-00171.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Rivera moved, seconded by Froscher, and carried by a vote of 4 to 0 (Roberts, Gray, and Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, August 26, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 1:00 P.M.