

C-2. 09BAR-00000-00024 Budgett/Mulfinger Residence Addition Santa Barbara
09MOD-00000-00001, 09LUP-00000-00075 (Nicole Mashore, Planner) **Jurisdiction: Goleta**
Request of Scott Branch, architect for the owners, Graham Budgett and Jane Mulfinger, to consider Case No. 09BAR-00000-00024 for **final approval on consent of residence addition of approximately 243 square feet and interior remodel of approximately 521 square feet. The project includes a request for a modification to allow encroachment of 12.8% into the required front yard setback.** The following structures currently exist on the parcel: a residence of approximately 1,339 square feet, attached garage of approximately 329 square feet and guest house of approximately 399 square feet. The proposed project will not require grading. Two small trees would be removed. The property is a .45 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-010, located at **567 Via Rueda** in the Santa Barbara area, Second Supervisorial District. (Continued from 3/13/09 & 4/24/09 & 5/08/09)

ACTION: Roberts moved, seconded by Morris and carried by a vote of 4 to 0 (Willson absent) to grant final approval on consent of 09BAR-00000-00024.

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, 6/06/08, 6/20/08, 7/11/08, 7/25/08 & 8/08/08)

ACTION: Roberts moved, seconded by Morris and carried by a vote of 4 to 0 (Willson absent) to grant final approval on consent of 08BAR-00000-00039.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 09BAR-00000-00113 GAMMA XI Building Association Additions Isla Vista
09DVP-00000-00023/09CDP-00000-00050 (Errin Briggs, Planner) **Jurisdiction: Coastal**
Request of Dawn Sherry, architect for the owner, GAMMA XI Building Association of Alpha Beta Delta Pi Sorority, to consider Case No. 09BAR-00000-00113 for **conceptual review of minor exterior improvements: two wood awnings over living room windows, wood shutters over bedroom windows, wood pergola of approximately 52 feet, 6 inches over existing upper level deck, and new covered porch of approximately 128 square feet.** The following structures currently exist on the parcel: two story multi-family residence (sorority house) of approximately 11,842 square feet and storage shed of approximately 960 square feet. The proposed project will not require grading. The property is a 29,028 square foot parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-121-002, located at **6507 Cordoba Road** in the Isla Vista area, Third Supervisorial District.

COMMENT:

- **Project is acceptable as presented.**

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

2. 09BAR-00000-00073 Schulz Residence Addition/Remodel Santa Barbara
09LUP-00000-00162 (Brian Banks, Planner) **Jurisdiction: Ridgeline/Goleta**

Request of Peter Becker, architect for the owner, Monte Schulz, to consider Case No. 09BAR-00000-00073 for **preliminary/final approval of residence addition of approximately 640 square feet**. The following structures currently exist on the parcel: a two story residence of approximately 3,571 square feet and accessory building of approximately 437 square feet. The proposed project will not require grading. The property is a 18.09 acre parcel zoned RR-10 and shown as Assessor's Parcel Number 153-110-013, located at **2755 San Marcos Pass Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09, 6/05/09 & 7/10/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Willson absent) to continue 09BAR-00000-00073 to the meeting of August 28, 2009 at the request of the applicant and Planning and Development. See Agenda Status Report.

3. 09BAR-00000-00075 Kelley/Lautstsen As-Built Accessory Structure Santa Barbara
09LUP-00000-00061 (J. Ritterbeck, Planner) **Jurisdiction: Ridgeline**

Request of Steven M. Fort, agent and Justin Van Mullen, architect for the owners, Stafford T. Kelley and Elaine M. Lautstsen, to consider Case No. 09BAR-00000-00075 for **preliminary/final approval of an as-built accessory structure of approximately 490 square feet**. The following structures currently exist on the parcel: a residence of approximately 781 square feet with a carport of approximately 238 square feet and second residence of approximately 3,750 square feet. The proposed project will not require grading. The property is a 2.96 acre parcel zoned 40-AL and shown as Assessor's Parcel Number 153-340-010, located at **1806 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/08/09, 5/22/09 & 7/10/09)

COMMENTS:

- a. **Eliminate plantings proposed on adjacent lot not owned by applicant.**
- b. **Plantings need to be clustered to further break up linearity of existing tree plantings; vary sizes of plants as well.**
- c. **Letting lawn "go" will not be satisfactory; need a treatment for the area, e.g., reseed with native seed mix that will naturalize.**
- d. **Return for preliminary/final reviews before the full board.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 4 to 0 (Willson absent) to continue 09BAR-00000-00075 for further preliminary/final approval at the meeting of August 28, 2009.

4. 09BAR-00000-00114 Sommer Residence Addition/Garage Conversion and New Garage Santa Barbara
09LUP-00000-00277 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Nathanael Sommer, to consider Case No. 09BAR-00000-00114 for **conceptual review of a new garage of approximately 528 square feet, garage conversion of approximately 281 square feet and residence addition of approximately 285 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,746 square feet, garage of approximately 281 square feet and storage/shop of approximately 607 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 077-041-002, located at **1455 Holiday Hill Road** in the Goleta area, Second Supervisorial District.

COMMENTS:

- a. **SBAR needs to see all elevations, including entry elevation.**
- b. **Body color should be darker.**
- c. **Trellis should be darkened to compliment color of house.**
- d. **Eliminate appliqué of stone at garage.**
- e. **Appreciate that addition is single story, particularly in this rural setting: very appropriate.**
- f. **Care will need to be taken in the reusing the existing roofing material while adding in new materials; consider blending tiles so there is no line of contrast.**
- g. **Light fixture is appropriate with opalescent glass.**
- h. **Restudy proportion of chimney.**
- i. **Return for preliminary review.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary approval at the Meeting of August 28, 2009.

5. 09BAR-00000-00118

Metro PCS Telecommunications Facility San Marcos **Santa Barbara**

09DVP-00000-00024 (Megan Lowery, Planner)

Jurisdiction: Planner Referral

Request of Nick Gonzalez, agent for the owner, Omni Design Group, to consider Case No. 09BAR-00000-00118 for **conceptual review of a telecommunications facility of approximately 160 square feet**. The following structure currently exists on the parcel: a residence, square footage to be determined. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 4.32 acre parcel zoned MT-100 and shown as Assessor's Parcel Number 153-080-014, located at **2942 San Marcos Pass** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speakers: John Johnson, Robert Goettler

SBAR Comments:

- a. **Planner memo to confirm SBAR jurisdiction.**
- b. **Would like to see photos of faux trees or any other possible designs.**
- c. **In respect to proposed project:**
 - o **Indicate height at top of pole in next submittal.**
 - o **SBAR requests a story pole/mock up for individual drive by's.**
 - o **Applicant is encouraged to solicit neighbor input as there appears to be room to move the pole around to achieve the best siting for technology in consideration of neighbors' private views.**
 - o **Photosynms of proposed project should reflect public views of the facility from Highway 154 and from public trails.**
 - o **Need some native landscaping around fence to screen. Plants to be in natural groupings, not formalized.**
 - o **Color of pole will be important.**
- d. **Return for further conceptual/preliminary review.**

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

6. 08BAR-00000-00078 Toor Residence Additions and Second Story **Santa Barbara**

08LUP-00000-00170 (Brian Banks, Planner)

Jurisdiction: Goleta

Request of Chris Thomas, agent for the owner, Iqbal Toor, to consider Case No. 08BAR-00000-00078 for **preliminary/final approval of a residence first floor addition of approximately 142 square feet, second story addition of approximately 1,406 square feet, second story deck of approximately 172 square feet and covered porch of approximately 122 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,400 square feet, attached garage of approximately 441 square feet and porch of approximately 136 square feet. The proposed project will not require grading. The property is a 8,760 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-223-013, located at **4773 Avalon Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08, 7/11/08, 9/19/08 & 5/22/09 & 6/05/09)

COMMENTS:

- a. **Eliminate band at left elevation and add two trees to screen elevation and ensure privacy of neighbor.**
- b. **Tipuanas would be acceptable but would need to allow space for canopy; work with neighbor in terms of location of trees and return with drawings showing trees in their proposed locations.**
- c. **Eliminate gravel on the street side of the side yard fence in favor of extending lawn into the area.**
- d. **Return with colors specified (citing manufacturer and paint colors).**
- e. **Return with working drawings that show details.**

ACTION: Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Willson absent) to continue 08BAR-00000-00078 for further preliminary/final approval at the meeting of August 28, 2009.

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **07BAR-00000-00207** Miller Single Family Dwelling Addition and Garage Hope Ranch
07LUP-00000-00546 (Eric Gage, Planner) Jurisdiction: Goleta
07MOD-00000-00009

Request of R.E. Johnson, architect for the owner, Gregg Miller, to consider Case No. 07BAR-00000-00207 for **preliminary approval of an addition of approximately 1,455 to the existing residence and an addition of approximately 1,324 square feet to the existing garage.** The following structures currently exist on the parcel: residence of approximately 1,436 square feet with an attached garage of approximately 256 square feet. The proposed project will not require grading. The property is a 1.1 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-301-021, located at **4300 Via Corona** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/05/07)

COMMENTS:

- **Reconsider color of doors and windows – Pella white looks blue adjacent to proposed wall color. Consider a darker color.**
- **Project received preliminary approval with finding that the modification is acceptable in the name of good architecture: single story addition, not publically visible and minimal in nature.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 4 to 0 (Willson absent) to grant preliminary approval of 07BAR-00000-00207.

8. **09BAR-00000-00125** Howard Demo/Rebuild Residence and Garage Mission Canyon
09RVP-00000-00063 (Brian Banks, Planner) Jurisdiction: Mission Canyon/Ridgeline-Urban

Request of Fred Sweeny, architect for the owner, William Howard, to consider Case No. 09BAR-00000-00125 for **revised final approval for a roof change of a residence under construction of approximately 2,134 square feet.** The following structures currently exist on the parcel: a residence under construction of approximately 2,134 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-091-017, located at **2870 Ben Lomond** in the Mission Canyon area, First Supervisorial District.

CONDITION:

- **Project received revised final for roof material in country gray, change to eagle windows and addition of skylight.**

ACTION: Morris moved, seconded by Gray and carried by a vote of 4 to 0 (Willson absent) to grant revised final approval of 09BAR-00000-00125.

9. **09BAR-00000-00126** Marion New Residence, Detached Garage and Guest House Hope Ranch
09LUP-00000-000302 (Julie Harris, Planner) Jurisdiction: Ridgeline-Urban

Request of Brian Cravens, D.S. Ewing Architects Inc., architect for the owners, Mark Marion and Sheila Grether-Marion, to consider Case No. 09BAR-00000-00126 for **conceptual review of a new residence of approximately 7,566 square feet (includes 903 square feet of basement), attached garage of approximately 812 square feet and detached garage of approximately 803 square feet guest house of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,400 square feet, detached garage of approximately 825 square feet with guest house above of approximately 825 square feet. The proposed project will require approximately 2,142 cubic yards of cut and approximately 668 cubic yards of fill. The property is a 123,072 (2.83 acres) square foot parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-072-012, located at **956 Via Fruteria** in the Hope Ranch area, Second Supervisorial District.

COMMENTS:

- a. **Project drawings are too advanced for conceptual level review.**
- b. **Project presents mixed metaphors in respect to style with nods to Spanish revival, contemporary, and craftsmen.**
- c. **Composition is unsuccessful and unacceptable; details don't relate to each other; project looks like a collage.**
- d. **Decide on a style direction and follow through, simplifying architecture.**
- e. **As design needs significant restudying, and a coherent style may result in a change to the massing of the structure, the SBAR is unable to comment on the appropriateness of mass, bulk and scale.**
- f. **Need more information on how the project works on the site and views into the site but the project is not yet ready for a group site visit.**
- g. **Return for further conceptual review with schematic level design concepts.**

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

Toro Canyon/Summerland/Carpinteria Areas

10. **09BAR-00000-00121 Stein Residence Addition/Remodel/Cabana Toro Canyon**
09CDH-00000-00121 (Eric Gage, Planner) Jurisdiction: Coastal

Request of Tom Jacobs, architect for the owners, Gene and Mindy Stein, to consider Case No. 09BAR-00000-00121 for **conceptual review of residence addition of approximately 284 square feet, new garage of approximately 806 square feet and new cabana of approximately 794 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,589 square feet and garage (to be demolished) of approximately 1,022 square feet. The proposed project will not require grading. The property is a .714 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-052, located at **3373 Padaro Lane** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- **Handsome project as proposed; understated and contextual.**
- **Return for preliminary/final review before the full board.**

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

11. **09BAR-00000-00002 Overgaag New Residence and Workshop Toro Canyon**
09LUP-00000-00058 (J. Ritterbeck, Planner) Jurisdiction: Toro

Request of Alex Pujo, architect for the owners, Pete and Shelley Overgaag, to consider Case No. 09BAR-00000-00002 for **preliminary approval of a new residence of approximately 3,793 square feet with a basement of approximately 359 square feet, an attached garage of approximately 674 square feet, workshop of approximately 997 square feet, new pool and new driveway.** No structures currently exist on the parcel. The proposed project will require approximately 400 cubic yards of cut and fill. The property is a 2.16 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Numbers 155-120-068, located at **2886 East Valley Road** in the Toro Canyon area, First Supervisorial District. (Continued from 1/30/09)

COMMENTS:

- **Project received preliminary review.**
- **Return for final on consent with color and materials board as well as light fixture specifications.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 4 to 0 (Willson absent) to grant preliminary approval of 09BAR-00000-00002. Applicant to return for final approval on consent.

12. 09BAR-00000-00031 Warzocha Residence Additions and New Garage Toro Canyon
09LUP-00000-00223 (Brian Banks, Planner) Jurisdiction: Toro

Request of Joe L. Ewing, architect for the owners, Michael and Barbara Warzocha, to consider Case No. 09BAR-00000-00031 for **preliminary/final approval of conversion of the existing garage to habitable of approximately 503 square feet and a new attached garage of approximately 536 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,084 square feet and garage of approximately 503 square feet. The proposed project will require approximately 86 cubic yards of cut and approximately 110 cubic yards of fill. The property is a .66 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-491-008, located at **2710 Macadamia Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/13/09 & 6/26/09)

COMMENTS:

Public speaker: David Herschler

SBAR Comments:

- **Project received preliminary approval.**
- **Return for final on consent.**

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Willson absent) to grant preliminary approval of 09BAR-00000-00031. Applicant to return for final approval.

13. 09BAR-00000-00122 Amyx Residence Exterior Change Summerland
(No Assigned Planner) Jurisdiction: Summerland/Ridgeline-Urban

Request of Eduardo Esparza, agent for the owner, Monty Amyx, to consider Case No. 09BAR-00000-00122 for **revised final approval of a residence exterior change from siding to stucco.** The following structures currently exist on the parcel: a residence of approximately 2,436 square feet and garage of approximately 450 square feet. The proposed project will not require grading. The property is a 6,749.5 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 005-160-043, located at **2557 Emerson Street** in the Summerland area, First Supervisorial District.

COMMENTS:

- Project requires a design solution; consider varied materials relating to massing.**
- SBAR will need drawings, including details, to illustrate proposed solution and full material board.**
- Consider using Hardy Board to preserve original design intent.**

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

14. 08BAR-00000-00184 McCarthy Residence Addition and New Garage Carpinteria
08CDP-00000-00182 (Julie Harris, Planner) Jurisdiction: Ridgeline - Rural

Request of Ted Meeder, architect for the owners, Kevin and Marianne McCarthy, to consider Case No. 08BAR-00000-00184 for **preliminary approval/final approval of a residence addition of approximately 949 square feet and guest house of approximately 560 square feet with new two garage of approximately 528 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,049 square feet and attached garage of approximately 549 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 3.03 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 001-120-022, located at **7331 Shepard Mesa Road** in the Carpinteria area, First Supervisorial District. (Continued from 9/19/08 & 1/30/09 7/24/09)

COMMENTS:

- **Project received preliminary and final approvals with the finding for the exception to the height limit on the basis of allowing greater flexibility in height to ensure good design without adversely affecting the neighborhood.**
- **Condition: exterior light fixtures to have opalescent glass.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 4 to 0 (Willson absent) to grant preliminary/final approval of 08BAR-00000-00184.

**15. 09BAR-00000-00129 Ornstein Residence Partial Demolition/Addition Toro Canyon
09CDH-00000-00014 (Eric Gage, Planner) **Jurisdiction: Toro****

Request of Mat Gradius, agent for the owners, Robert Ornstein and Barbara Savage, to consider Case No. 09BAR-00000-00129 for **conceptual review of a partial demolition of approximately 194 square feet of an existing residence, addition to the first floor of approximately 831 square feet, second story addition of approximately 646 square feet and conversion of a carport/storage structure of approximately 154 square feet to a guest house of approximately 303 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,451 square feet and carport/storage structure of approximately 303 square feet. The proposed project will require approximately 40 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-012, located at **2960 Torito Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Planner to provide SBAR with development standards from the Toro Canyon Plan pertaining to design.**
- b. **Design is inappropriately side loaded. Restudy massing to integrate addition into existing structure.**
- c. **Reference project: Masini Adobe.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review at the September 11, 2009 meeting.

**16. Discussion Item Pasta House Restaurant Façade Improvement Isla Vista
(Jim Heaton, Planner)**

Request of Santa Barbara Redevelopment Agency, on behalf of Pasta House Restaurant, architect Keith Rivera of ACME Architecture, to brief the Board regarding design of façade improvement for Pasta House Restaurant. Improvements include paint, trellis structures, relocation of signage, lighting, and outdoor dining area. The property is located at 6546 Pardall Road in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Consider durability.**
- b. **Restudy yellow.**
- c. **Consider wrapping color/material at front façade around each side to a logical conclusion.**
- d. **Incorporate trash/recycling into the design.**
- e. **Consider varying lattice design.**
- f. **Very nice project.**

Project was a discussion item only, no action was taken.

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 4 to 0 (Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 28, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:25 P.M.