



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of August 20, 2010**

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 Vice Chair, Jeremy Roberts, at 9:10 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts Vice Chair
Martha Gray
Glen Morris
Jeff Yardy
Lane Goodkind
Anita Hodosy-McFaul SBAR Secretary
Anne Almy Supervising Planner

COMMITTEE MEMBERS ABSENT: Will Rivera and Steve Willson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** None.
- II. **AGENDA STATUS REPORT:** All project to be presented.
- III. **MINUTES:** Yardy moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to approve the Minutes of August 13, 2010 as amended.

IV. CONSENT AGENDA:

C-1. 09BAR-00000-00066
St. George Residence Addition, Garage Demolition/Rebuild, Carport, and 2nd Story Unit **Isla Vista**
09CDH-00000-00012 (J. Ritterbeck, Planner) **Jurisdiction: Isla Vista**
Request of Eric Swenumson, agent for the owner, Ed St. George, to consider Case No. 09BAR-00000-00066 for **final approval on consent of residence addition of approximately 132 square feet, demolition of existing garage of approximately 400 square feet, proposed garage of approximately 509 square feet, proposed carport of approximately 220 square feet, proposed second story unit of approximately 490 square feet and second story balcony of approximately 210 square feet.** The following structures currently exist on the parcel: residence of approximately 860 square feet and garage of approximately 400 square feet. The proposed project will require approximately 10 cubic yards of cut and no fill. The property is a 5,000 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-191-016, located at **6721 Sabado Tarde** in the Isla Vista area, Third Supervisorial District. (Continued from 5/08/09, 05/22/09, 5/21/10, 4/02/10 & 8/13/10)

ACTION: Gray moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to continued 09BAR-00000-00066 for further final on consent. Applicant to return at the meeting of September 3, 2010.

**C-2. 10BAR-00000-00114 Kordes Residence 2nd Floor Addition Santa Barbara
10LUP-00000-00285 (Kimberley McCarthy, Planner) Jurisdiction: Goleta**

Request of Don Swann, agent for the owner, Bob Kordes to consider Case No. 10BAR-00000-00114 for **final approval on consent of a second floor addition of approximately 672 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,054 square feet, attached garage of approximately 322 square feet, carport of approximately 326 square feet and covered walkway. The proposed project will not require grading. The property is a 8,008 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 069-314-024, located at **5354 Berkeley Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/13/10)

ACTION: Gray moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant final approval on consent of 10BAR-00000-00114.

**C-3. 09BAR-00000-00197 Crocker Residence Additions Mission Canyon
09LUP-00000-00509 (Nicole Mashore, Planner) Jurisdiction: Ridgeline – Urban**

Request of Joaquin Ornelas, agent for the owners, Dave and Lucille Crocker, to consider Case No. 09BAR-00000-00197 for **final approval on consent of a residence addition of approximately 3,131 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,064 square feet and an accessory structure of approximately 352 square feet. The proposed project will require approximately 267 cubic yards of cut and no fill. The property is a 1.009 acre parcel zoned A-1 and shown as Assessor's Parcel Number 021-010-049, located at **2010 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10 & 8/13/10)

ACTION: Gray moved, seconded by Morris and carried by a vote of 5 to 0 (Rivera and Willson absent) to continue 09BAR-00000-00197 due to lack of representation.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS; None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Mission Canyon/Santa Barbara/Hope Ranch Areas

**1. 10BAR-00000-00119 Jesusita Graf Rebuild Two Story Residence Mission Canyon
10LUP-00000-00308 (Lisa Martin, Planner) Jurisdiction: Mission**

Request of Thomas C. McMahan, agent for the owner, Klaus Graf, to consider Case No. 10BAR-00000-00119 for **conceptual review of a new two story residence of approximately 2,220 square feet.** The following structure existed on the parcel: original residence of approximately 540 square feet (destroyed by Jesuita Fire.) The proposed project will require approximately 140 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .26 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-112-015, located at **2626 Montrose Place** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. **SBAR is comfortable with the siting and grading concept.**
- b. **Massing is acceptable.**
- c. **Restudy fenestration which is currently chaotic and disconnected from the massing. Radial windows are not working.**

- d. **Concerned about the space beneath the deck; need to incorporate Spanish vernacular into the deck form. Needs to be more solid and connected to the architecture. Consider a wall instead of columns.**
- e. **Integrate site walls into the house.**
- f. **Consider 3:12 roof pitch to keep it tighter to the site.**
- g. **Restudy chimney cap; details need to be very simple.**
- h. **Consider adding specimen trees to frame views and screen building.**
- i. **The Board is divided about the use of bright white. Color needs to be site and architecture specific; return with several color schemes.**
- j. **Roofing material will be critical to the success of the project; do not use s tiles.**
- k. **Suggest talking to Mission Canyon Architectural Review Board and neighbors.**

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

Toro Canyon/Summerland/Carpinteria Areas

2. **10BAR-00000-00109 Anberg/Burroughs New Residence and Garage Carpinteria**
(No Assigned Planner) **Jurisdiction: Toro Canyon**

Request of Cearnal Andrulaitis, LLP, architect for the owners, Dan Anberg and Lisa Burroughs, to consider Case No. 10BAR-00000-00109 for **conceptual review of a new residence of approximately 4,183 square feet and attached garage of approximately 654 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 481 cubic yards of cut and approximately 41 cubic yards of fill. The property is a 1.13 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-290-033, located at **1949 Paquita Way** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- a. **SBAR appreciates the level of design development; appropriate for conceptual review.**
- b. **Project is contextual and works with the site; good start.**
- c. **Appreciate dark color.**
- d. **Consider fencing for pool and show on plans.**
- e. **Consider terracing wall or add a planter in front to break down scale and to soften**
- f. **Two story west elevation at bedroom/garage needs articulation to break up the face.**
- g. **Return for preliminary review following submittal of a CDP application.**

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

3. **07BAR-00000-00149 Van Vliet/Grimes New Residence, Garage, Carport Toro Canyon**
07LUP-00000-00390 (Errin Briggs, Planner) **Jurisdiction: Ridgeline- Rural**

Request of Vadim Hsu, architect for the owners, Dennis Van Vliet and Allison Grimes, to consider Case No. 07BAR-00000-00149 for **further conceptual review of new residence of approximately 3,295 square feet, garage of approximately 518 square feet, carport of approximately 240 square feet, porch/stair of approximately 250 square feet, balcony of approximately 770 square feet and mechanical area of approximately 282 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,200 cubic yards of cut and no fill. The property is a 5 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-040-041, located at **838 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/20/07 & 10/17/08)

COMMENTS:

- a. **Eliminate wainscoting of ledge stone at east elevation.**
- b. **Appreciate use of only three materials. SBAR supports the materials choice.**
- c. **Structure is complex and roof is perplexing; need a model.**

- d. Consider simplifying roofline and extend the wing shaped roof across the entire elevation to achieve one roofline.**
- e. Glass wall should be screened by landscaping. Consider using trees to break up the expanse of glass and to frame views.**
- f. Site and soil conditions are very tough on landscaping; keep the landscape palette simple; natives that are growing in the area will be most successful.**
- g. Return for further conceptual with the model.**
- h. Will need story poles and a site visit to be scheduled at a later date.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Lane Goodkind moved, seconded by Glenn Morris, and carried by a vote of 5 to 0 (Will Rivera and Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 3, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:40 A.M.