



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
REVISED APPROVED MINUTES
Meeting of August 22, 2008**

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

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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

COMMITTEE MEMBERS ABSENT: Laurie Romano

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *Cecelia Brown.*

- II. AGENDA STATUS REPORT:** J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 to:
- Drop Item # 2 07BAR-00000-00244 Biscoff/Odell Single Family Dwelling from agenda at the request of the applicant.
 - Drop Item # 6 08br-00000-00054 T- Mobile Wireless Telecommunications Facility from the agenda at the request of Planning and Development.
 - Continue Item #9 Lloyd Associates Commercial Building Addition to the SBAR meeting of October 17, 2008 at the request of the applicant.

III. MINUTES:

Gray moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Romano absent) to approve the Minutes of July 25, 2008.

J. Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Romano absent and Morris abstains) to approve the Minutes of August 8, 2008.

IV. CONSENT AGENDA:

- C-1. 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 604 square feet, new attached garage of approximately 527 square feet and new deck of approximately 125 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,555 square feet, garage of approximately 604 square feet, covered porch of approximately 257 square feet and deck of approximately 221 square feet. The proposed project will require approximately 515 cubic yards of cut and approximately 520 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 **440 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 3/14/08, 7/11/08 & 8/08/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00022.
- C-2. 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 & 8/08/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00083.
- C-3. 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 **final approval on consent 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. (Continued from 8/08/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00141.
- C-4. 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 **final approval on consent 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. (Continued from 8/08/08)
ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval on consent of 08BAR-00000-00138.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Jeremy Roberts was contacted by the Zucker landscape team. They have more information from a soils reports that speaks against certain direction from the SBAR. Jeremy responded that the architect needs to make house respond to the site rather than having the landscape hide the house.
- Joint chairs met and concluded that landscape requirements for residential designs may be required on a case by case basis. On commercial projects, landscapes need to be designed by a registered Landscape Architect.
- SBAR wants a disclaimer on the checklist that direction in the minutes prevail in case of conflict as checklist comments need to be very broad.
- SBAR requested that staff research into exterior light fixtures and directed staff to the Illumination Engineers Society which may be composing guidelines.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Mission Canyon/Santa Barbara/Hope Ranch Areas

- | | | |
|----|--|---------------------------|
| 1. | Santa Barbara Botanic Garden | Mission Canyon |
| | 06BAR-00000-00316 | Vital Mission Plan |
| | <hr/> | |
| | 72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) | Jurisdiction: DVP |
| | <p>Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08, 5/09/08 & 6/13/08)</p> | |

COMMENTS:

- **Conservation Center:** BAR applauds architect for taking SBAR's comments into consideration and developing a successful design. The revised conservation center has the SBAR's full support. While it has increased in size, the project fits into the site and the building is elegant. Much better site plan and entry sequence leading to the Gane House; appreciate new circulation around, behind and between the buildings. Building appears appropriately subservient to the Gane House as can be seen through subtle details like differences in railings, no trellises, etc.
 - Appreciate use of stone although, given adjacency of historic Gane House, some consideration should be given to replacing the stone in places with shake siding.
 - Consider putting more boulders at south west corner of the building to obviate pedestrian "desire" paths.
 - Add more trees to parking areas.
 - No further review prior to PC action on the CUP.
- **Cavelli Site:** The project is now modest and unassuming and is a much improved solution. Commend the applicant for reducing the overall program on the site. Paving issue has been addressed.
 - Restudy exterior colors.
 - Add more and randomly placed trees at north east side of the office; landscape plantings to appear more natural.

- No further review prior to PC action on the CUP.
- **Fences:**
 - **The two fence solution has a regimented character that doesn't fit with the character of Mission Canyon. Security fencing is inconsistent with character of Mission Canyon. Moreover the SBAR can't see the value of a six foot fence; the Garden cannot be 100% secured and so fencing doesn't make sense. Need a specific program showing landscape features, needed fencing, portals, openings. Actual designs are needed, not ideas.**
 - **Map existing wildlife corridors and their important context elements to place portals appropriately.**
 - **If a fence is not needed, eliminate.**
 - **Fencing with stone posts may be appropriate at defining points, e.g., entries.**
 - **Simplify split rail fence even further to just one rail.**
- **Bioswales need to be reviewed by the SBAR.**
- **Return for further review of fencing and lighting.**

Public Comments: Rick Stein, Nancy Johnson, Marc Chytilo, Milt Roselinsky and Linda Moore.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of September 19, 2008.

Isla Vista/Goleta

2. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**
07LUP-00000-00797 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **further conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 10/19/07 12/14/07, 3/14/07, 4/25/08 & 6/06/08)
- ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to drop 07BAR-00000-00244 from the agenda at the request of the applicant. See Agenda Status Report.**
3. **08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**
08LUP-00000-00157 (Lisa Martin, Planner) Jurisdiction: Goleta
Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **further conceptual review and preliminary approval to partially demolish an approximately 900 square feet single story residence and rebuild a new one and partial two story residence of approximately 2,515 square feet of net floor area (2718 square feet gross) with a new attached two car garage of approximately 441 square feet of net floor area (484 square feet gross).** The following structures currently exist on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08 & 7/25/08)
- COMMENTS:**
- a. **Commend applicant for completely changing the design in response to SBAR comments and neighbor concerns; house presents itself better to the neighborhood than prior design.**
 - b. **Size is appropriate.**

- c. One member of the BAR was initially concerned about having garage at the street until understanding that original garage was at the street.
- d. Second story component is acceptable and tucked down as much as possible
- e. Scale and character in keeping with the neighborhood.
- f. Project received preliminary approval.

Public Comments: Fermina Murray, Jean Alexander, Richard Brody, Linda Locker, Jacob Locker, Mary F. Howe-Grant, Jennifer Lamberts, Raymond Arias and Mary Dresser.

ACTION: Rivera moved, seconded by Willson and carried by a vote of 6 to 0 (Romano absent) to grant preliminary approval of 08BAR-00000-00071.

4. 08BAR-00000-00152 Smith As-Built Wall Santa Barbara
08CUP-00000-00038 (Seth Shank, Planner) Jurisdiction: Goleta

Request of Brian P. Smith, owner, to consider Case No. 08BAR-00000-00152 for **conceptual review of an as-built wall of approximately 62 linear feet**. The following structures currently exist on the parcel: a residence of approximately 1,650 square feet. The proposed project will not require grading. The property is a .44 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-362-008, located at **547 Via Rueda** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Need more information on the neighborhood context
- Need staff analysis on how Eastern Goleta Design Guidelines address fencing.

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

5. 08BAR-00000-00161 Royal Residence Additions Santa Barbara
08LUP-00000-00340 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Carl Schneider, architect for the owner, Marilyn Royal, to consider Case No. 08BAR-00000-00161 for **conceptual review of residence first floor addition of approximately 432 square feet and second floor addition of approximately 620 square feet and second floor deck of approximately 64 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,240 square feet and a pool. The proposed project will not require grading. The property is a .19 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-120-004, located at **439 Cinderella Lane** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. Side loaded second story additions are inconsistent with the Eastern Goleta Design Guidelines.
- b. Second story needs to step back from the sides; does not appear to be an integral part of the house.
- c. Use of materials is awkward; redesign to integrate materials on all four sides of the architecture.

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

6. 08BAR-00000-00054 T-Mobile Wireless Telecommunications Facility Santa Barbara
08CUP-00000-00017 (Heather Imgrund, Planner) Jurisdiction: Goleta

Request of Scott Dunaway, SureSite Consulting Group, agent for the owners, Omnipoint Communications, Inc., to consider Case No. 08BAR-00000-00054 for **preliminary approval of wireless telecommunications facility of approximately 210 square feet attached to a utility pole**. The following structures currently exist on the parcel: a wooden utility pole of approximately 45 feet high. The proposed project will not require grading. The parcel zoned E-1 and is adjacent to APN 059-290-041, located at 1069 San Antonio Creek Road in the Santa Barbara area, Second Supervisorial District. (Continued from 4/25/08)

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to continue 08BAR-00000-00150 to the meeting of October 17, 2008 at the request of the applicant. See Agenda Status Report.

10. **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 **preliminary/final approval 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. (Continued from 8/08/08)

Public Comment: Tom Evans

ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to grant final approval of 08BAR-00000-00139. No further comments were made by the Board of Architectural Review members present for this project.

11. **08BAR-00000-00163** **Duca Residence Partial Demo/Additions** **Toro Canyon**
08CDH-00000-00022 (Julie Harris, Planner) **Jurisdiction: Coastal/Toro**
08MOD-00000-00012
Request of Neumann, Mendro, Andrulaitis, architects for the owner, Reece Duca, to consider Case No. 08BAR-00000-00163 for **conceptual review of residence demolition of approximately 1,177 square feet and rebuild of a first floor addition of approximately 1,334 square feet and second floor addition of approximately 354 square feet, partial demolition of existing decking of approximately 903 square feet (first floor deck demolition of approximately 765 square feet and second floor deck demolition of approximately 774 square feet) with deck rebuild of approximately 564 square feet and new lap pool of approximately 982 square feet**. The following structures currently exist on the parcel: a residence of approximately 4,460 square feet and garage of approximately 893 square feet with second floor studio of approximately 399 square feet and decking of approximately 903 square feet. The proposed project will require approximately 55 cubic yards of cut and fill. The property is a 2.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-033, located at **3003 Padaro Lane** in the Toro Canyon/Coast area, First Supervisorial District.

COMMENTS:

- a. **Height of structure is acceptable; planner to confirm if stairwell is habitable and so needs a modification to height. Modification would be based on good design.**
- b. **Nice project.**
- c. **Return for preliminary approval.**

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

12. **08BAR-00000-00147**
Stern Farm Two New Farm Employee Dwellings and Entry Gates,
Retaining Walls and Driveway Grading **Toro Canyon**
08CNS-00000-00038 (J. Ritterbeck, Planner) **Jurisdiction: Toro Canyon**
Request of Clay Aurell, AB Design Studios, agent for the owners, Erica and Rachel Stern, to consider Case No. 08BAR-00000-00147 for **conceptual review of proposed "Watchman's" residence of approximately 1,259 square feet, proposed "Foreman's" residence main floor of approximately 2,398 square feet, basement of approximately 636 square feet and attached two car garage of approximately 403 square feet. Proposed demo and rebuild of entry gates and roadway widening, terracing and retaining walls**. The following structures currently exist on the parcel: entry gate and associated columns. The proposed project will require approximately 6,600 cubic yards of cut and approximately 940 cubic yards of fill. The property is a 20.26 acre parcel zoned AG-1-40 and shown as Assessor's Parcel Number 155-140-067, located at **3050 Foothill Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Very strong project.**
- b. **Lots of excellent background work done to prepare for design.**
- c. **Only positive comments: fun, playful, low slung horizontal architecture.**
- d. **Moorish details are great; white is acceptable on these buildings because of their single story nature, overhangs and siting.**
- e. **Consider toning down the Foothill driveway entry; gate is well hidden.**

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

**13. 08BAR-00000-00157 Bollay Revocable Trust New Residence and Garage Toro Canyon
08CDH-00000-00021 (Nicole Mashore, Planner) **Jurisdiction: Coastal****

Request of Thomas Bollay, architect and Nancy Bollay for the owners, to consider Case No. 08BAR-00000-00157 for **conceptual review of a new residence of approximately 2,156 square feet and garage/boathouse of approximately 550 square feet, pool, boardwalk, and heavy timber access road.** No structures currently exist on the parcel. The proposed project will require no cut and approximately 45 cubic yards of fill. The property is a 3.9 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-440-004, located at **3701 Santa Claus Lane** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

Public Comment: Valerie Froscher, Hughes Morton (Letter), Carl Perry

- a. **Issue of jurisdiction relating to mean high tide needs to be resolved before project returns**
- b. **Issue of access over railroad tracks needs to be resolved before project returns**
- c. **Not comparable to other projects (i.e. new development at 3717 Santa Claus Lane)**
- d. **Not in favor of a height increase above view corridor requirement**
- e. **Would not support this design at this site**
- f. **Provide exhibits showing views from beach and mountains and road/hwy to beach**
- g. **Provide info on the difference between a 1 story and 2 story design in terms of views**
- h. **Need site sections with house, railroad and beach elevations**
- i. **Need accurate info regarding elevations of existing grade, railroad, rock barrier and water**
- j. **Need to know height of understory (height of finished floor from existing grade)**
- k. **Planner should provide list of applicable Coastal Policies**

Project received 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 Glen Morris moved, seconded by Will Rivera, and carried by a vote of 6 to 0 (Laurie Romano absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 5, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 5:15 P.M.