

COUNTY OF SANTA BARBARA



BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of August 25, 2006

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|--------------------------|---------------|---------------------------------|
| Kathryn Dole | Chair | Santa Barbara County |
| Robin Donaldson | Vice Chair | Engineering Building, Room 17 |
| Pamela Ferguson Ettinger | | 123 East Anapamu Street |
| Valerie Froscher | | Santa Barbara, California 93101 |
| Chris Roberts | | (805) 568-2000 |
| Jeremy Roberts | | |
| Martha Gray | | |
| Anita Hodosy | BAR Secretary | |
| Allen Bell | Planner III | |

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Robin Donaldson, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

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|--------------------------|---------------|
| Robin Donaldson | Vice Chair |
| Pamela Ferguson Ettinger | |
| Valerie Froscher | |
| Chris Roberts | |
| Jeremy Roberts | |
| Martha Gray | |
| Anita Hodosy | BAR Secretary |
| Allen Bell | Planner III |

COMMITTEE MEMBERS ABSENT: Kate Dole

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENTS: None.

II. AGENDA STATUS REPORT: All items to be heard.

III. MINUTES:

J. Roberts moved, seconded by Gray and carried by a vote of 5 to 0 to 1 (Dole absent and Ferguson-Ettinger abstains) for approval of the Minutes of July 21, 2006.

Gray moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Dole absent) for approval of the Minutes of August 11, 2006.

IV. CONSENT AGENDA:

06BAR-00000-00052 Gardner Demolition/New Residence Toro Canyon

06LUP-00000-00428 (Nicole Mashore, Planner) Jurisdiction: Ridgeline - Urban
Request of Barton Myers Associates, Inc, architect for the owners, Dorothy and John Gardner, to consider Case No. 06BAR-00000-00052 for **preliminary/final approval on consent to allow demolition of an existing 1,466 sq. ft. single-family residence and a 217 square foot garage and construction of a 3,409 sq. ft. residence, a 563 sq. ft. detached garage, 125 sq. ft. cabana and 125 sq. ft. accessory structure. New driveway access including new curb cut is also proposed. Grading would include approximately 250 cubic yards of cut and 440 cubic yards of fill with 190 cubic yards of imported fill material. Six oaks and one 42 inch specimen pine (already removed) would be impacted as a result of the proposed development.** The following structures currently exist on the parcel: a residence and two car carport of approximately 1,466 square feet to be demolished. The proposed project will require approximately 130 cubic yards of cut and approximately 440 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 155-100-010, located at **770 Ladera Lane** in the Toro Canyon area, First Supervisorial District. (Continued from 3/31/06 & 8/11/06)

ACTION: Ferguson-Ettinger moved, seconded by Gray and carried by a vote of 6 to 0 (Dole absent) to grant final approval on consent of 06BAR-00000-00052. The following comment was made by the Board of Architectural Review members present for this project:

COMMENT:

- **Chris Roberts noted that the proposed citrus trees on the landscaping plan will weaken the natural character of the street, which is currently dominated by oaks**

V. BAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

**Update for Isla Vista from Jamie Goldstein and Jeff Lindgren
Pardall Road and AO Park Concepts**

SBAR Comments:

- Support the concept of making Pardall Lane for pedestrian use.**
- SBAR needs more information on proposed pedestrian, bicycle and vehicle circulation to fully comment on proposal.**
- Staff needs to define park uses (e.g., active verses passive).**
- Central Park shares some similar elements; it may serve as a model.**
- Street planting needs to enforce urban character, whereas the area near the pond should impart natural character (open with trees).**
- Support the concept of outdoor dining. Santa Clarita has good elements to consider.**

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 06BAR-00000-00191 Déjà Vu Café Signs Isla Vista
(No Assigned Planner) Jurisdiction: Signs

Request of Mike Khatami, owner, to consider Case No. 06BAR-00000-00191 for **conceptual review of wall sign and projecting sign of approximately 1 foot by 3 feet and 3 feet by 5 feet.** The following structures currently exist on the parcel: a commercial building. The proposed project will not require grading. The property is a 2.6 acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-163-015, located at in the Isla Vista area, Third Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Concerned with redundancy—same information on both signs.**
- b. **Signs appear too cluttered; concerned these signs would set a precedent for other similar signs.**
- c. **Photos of food too commercial, no character. Need more artful way of communicating information. Use graphic or hand-painted art.**
- d. **Simplify; just use logo without menu information.**
- e. **Ideas: change/use non-industrial font; employ graphic designer or art student; make more artful.**
- f. **Size may be acceptable if artfully done.**

**2. Discussion Item Desilva/Gwnasekara Residential Second Story Addition Goleta
06LUP-00000-00575 (Nicole Mashore, Planner) Jurisdiction: Section 2-33.12(e)**

Request of Joaquin Ornelas, architect for the owners, Asiri Desilva and Sharmila Gwnassekara, for discussion of **second story residence addition of approximately 918 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,591 square feet and attached garage of approximately 558 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 067-412-015, located at **5086 Parkwood Place** in the Goleta area, Second Supervisorial District.

Project was a discussion item only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

- **Anne Bailey: Opposes second story addition and decks. Concerned about noise, privacy and maintaining view of mountains.**
- **Gene Mayne: Opposes remodel. Size, bulk and scale exceed and are not consistent or compatible with neighborhood character. Shares concerns regarding noise and privacy.**

SBAR Comments:

- a. **Architect should consider the guidelines in the draft Goleta Valley Residential Development Guidelines.**
- b. **Pitched roof is too high. Addition should be low lying, such as dormer or shed design. "Stealth."**
- c. **Proposed design is too large given the small size of the lot. Reduce square footage.**
- d. **Eliminate deck.**
- e. **Eliminate two story walls that go straight up; second story should be stepped back.**

Mission Canyon/Santa Barbara/Hope Ranch Areas

**3. 06BAR-00000-00159 Wells Residence Addition Mission Canyon
06LUP-00000-00610 (Amy Trester, Planner) Jurisdiction: Ridgeline – Urban
06MOD-00000-00013**

Request of Eric Knight, agent for the owner, Hilary Wells, to consider Case No. 06BAR-00000-00159 for **conceptual review of a residence addition and remodel of approximately 412 square feet and a front yard setback modification of a deck, trellis and paving from 50 feet from center line to 36.5 from center line**. The following structures currently exist on the parcel: a residence of approximately 1,276 square feet. A garage does not exist. The proposed project will not require grading. The property is a 10,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-101-015, located at **2760 Williams Way** in the Mission Canyon area, First Supervisorial District.

Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Use landscaping to screen skirting under deck. Also consider using a few boulders.**
- b. **Skirting should use same material/color as house siding.**
- c. **Consider altering the railings, such as posts with cable.**

4. **06BAR-00000-00166** **Christel Residence Additions** **Mission Canyon**
06LUP-00000-00623 (Amy Trester, Planner) **Jurisdiction: Mission Canyon**
Request of Jorge Escamilla, agent for the owner, Nancy Christel, to consider Case No. 06BAR-00000-00166 for **conceptual review of a residence remodel and addition of approximately 298 square feet, and a balcony of approximately 78 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,476 square feet and garage of approximately 528 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-123-005, located at **2660 Dorking Place** in the Mission Canyon area, First Supervisorial District.

Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR would like the staff planner to provide background on current parking. Parking appears to be within the front yard setback.**
- b. **Proportionally, the second story addition does not work with rest of existing house. It accentuates height, appears as a tower and is too busy given small amount square footage. It appears quirky and awkward.**
- c. **Simplify the second story addition. Lower the height and use a shed roof.**
- d. **Proposed bay window should be integrated into the ultimate design.**
- e. **Return for further conceptual review.**

5. **06BAR-00000-00036** **Renker New Residence** **Carpinteria/Toro Canyon**
06CDH-00000-00029 (Selena Buoni, Planner) **Jurisdiction: Toro/Coastal**
Request of Neumann, Mendro, Andrulaitis Architects, architect for the owners, Greg and Stacey Renker, to consider Case No. 06BAR-00000-00036 for **further conceptual review a new residence with main floor of approximately 10,138 square feet, upper floor of approximately 2,278 square feet and basement of approximately 2,268 square feet, garage of approximately 1,770 square feet, tennis cabana of approximately 800 square feet and artist studio of approximately 800 square feet. (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.)** The following structures currently exist on the parcel: a residence of approximately 1,875 square feet and shed of approximately 709 square feet. The proposed project will require approximately 5,025 cubic yards of cut and 870 cubic yards of fill and 4,155 cubic yards of export. The property is a 4.57 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-021, located at **3151 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/24/06)

Project was a site visit only, no action was taken. This item was heard later in the day during the 2:30 hour.

6. **06BAR-00000-00097** **Meeder/Burke New Residence** **Mission Canyon**
06LUP-00000-00374 (Errin Briggs, Planner) **Jurisdiction: Mission Canyon**
Request of Ted Meeder and Maureen Burke, owners, to consider Case No. 06BAR-00000-00097 for **further conceptual review of a new residence of approximately 2,397 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 44 cubic yards of cut and approximately 352 cubic yards of fill. The property is a 8,491 square foot parcel zoned 7-R-1-D and shown as Assessor's Parcel Number 023-114-017, located at **1065 Cheltenham Road** in the Mission Canyon area, First Supervisorial District. (Continued from 5/19/06 & 7/14/06)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

- **Robert Sivers: Submitted letter via email. Final result should not overpower height.**
- **Footprint is too large.**
- **Barbara Jackson: Concerned with parking. Cannot support house; it is too large for the lot.**

SBAR Comments:

- a. **SBAR has always struggled with this style. In part, the project is bulky, massive and appears very generic.**
- b. **Entry, columns too much plaster; appears heavy and massive.**
- c. **Continuous, blocky roof makes the structure overbearing. Heavy tile roof contributes to this problem and makes the structure appear larger.**
- d. **Second story plaster railing also is a concern as are plaster privacy walls.**
- e. **Square footage on second floor is not unreasonable, but second story looks too big. Key concern is area extending from master bedroom and lower level.**
- f. **Reduce apparent scale and mass. Reduce second story mass.**
- g. **Introduce other materials, such as wood.**
- h. **Change roof shapes and materials.**
- i. **Lower height of west wall to 5 feet, 6 inches. Step back north wall.**

**7. 06BAR-00000-00169 Pollak Residence Addition Hope Ranch
06LUP-00000-00626 (Selena Buoni, Planner) Jurisdiction: Ridgeline - Urban**

Request of Lorin Solin, architect for the owners, James and Constance Pollak, to consider Case No. 06BAR-00000-00169 for **conceptual review of a first floor addition of approximately 192 square feet and a second story addition of approximately 834 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,772 square feet, garage of approximately 594 square feet and stable of approximately 600 square feet. The proposed project will not require grading. The property is a 1.17 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-005, located at **920 Canon Drive** in the Hope Ranch area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Project looks good.**
- **Return for preliminary/final review on consent.**

**8. 06BAR-00000-00218 Musterer Residence Addition Mission Canyon
(Dan Gullett, Planner) Jurisdiction: Ridgeline - Urban**

Request of Gregory C. Jenkins, architect for the owner, Lance Musterer, to consider Case No. 06BAR-00000-00218 for **conceptual review of main level addition of approximately 959 square feet and lower level addition of approximately 889 square feet to the existing residence.** The following structures currently exist on the parcel: a residence of approximately 1,352 square feet and attached garage of approximately 446 square feet. The proposed grading to be determined. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-006, located at **1051 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. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. North elevation has too much unbroken mass. Break up mass.
- b. Step back front (west elevation); pull back upper level.
- c. Addition below is acceptable. The issue is second story massing.
- d. Landscaping should use plants with variable root depths. Add oaks.
- e. Prepare landscape plan.
- f. Return for further conceptual review.

9. 06BAR-00000-00138 Pazzato Partners, LTD New Residence Santa Barbara
06ZCI-00000-00009 (Selena Buoni, Planner) Jurisdiction: Design Overlay

Request of Ken Taub, architect for the owners, Pazzato Partners, LTD, to consider Case No. 06BAR-00000-00138 for **further conceptual review of a new residence of approximately 4,376 square feet**. No structures currently exist on the parcel. The proposed project will require approximately 210 cubic yards of cut and fill. The property is a .46 acre parcel zoned DR-1 and shown as Assessor's Parcel Number 059-460-015, located at **1260 Via Brigitte** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/14/06)

Project received further conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Nice improvement since previous submittal.
- b. Setbacks are good.
- c. Return for preliminary/final approval.

Toro Canyon/Summerland/Carpinteria Areas

10. Discussion Item Rasmussen New Residence Summerland
03CDP-00000-00005 (June Pujó, Planner) Ridgeline: Urban

Request of Jon and Gayle Rasmussen, owners, to consider Case No. 03BAR-00000-00010 for a **discussion to include an addition of a garage to already approved plans (03BAR-00000-00010) for a new residence of approximately 2,258 square feet with a 42 foot driveway bridge from the road to the parking level on the roof**. No structures currently exist on the parcel. The proposed project will require approximately 25 cubic yards of cut and approximately 625 cubic yards of fill. The property is a 5,975 square foot parcel zoned R-2 and shown as Assessor's Parcel Number 005-152-033, located at **2435 Golden Gate Avenue** in the Summerland area, First Supervisorial District. (Continued from 3/7/03, 4/25/03, 5/23/03, 6/6/03, 8/22/03, 12/05/03, 6/25/04, 1/14/05, 6/10/05 & 8/12/05 & 9/09/05 & 9/16/05)

Project was a discussion item only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comment:

- Tom Evans – Sympathetic to proposed garage. Project may require height variance. Some neighbors are concerned that project may impact view. Try to keep at or below height limit.

Comment Letters:

- Pamela Massey, letter date August 24, 2006: Opposes addition. Additional height would affect views from existing homes. Proposal not in keeping with appropriate height and architectural styles.
- Dominique Lacerte, letter dated August 23, 2006: Opposes addition because it would block views of ocean.
- Donald Boyer, letter with no date: Concerned that addition would exceed 22 foot height limit, which is important to Summerland's character and views to and from community.

SBAR Comments:

- **Research criteria for steepness of driveway (Fire Department? Zoning Ordinance?)
What are limits of percent slope?**
- **BAR will consider the merits of the project when plans and elevations are submitted.**

11. 06BAR-00000-00162 Maguire Residence Addition Toro Canyon
06CDH-00000-00031 (Holly Bradbury, Planner) Jurisdiction: Toro/Coastal

Request of Bob Easton, architect for the owner, Robert Maguire, to consider Case No. 06BAR-00000-00162 for **conceptual review of a residence addition of approximately 181 square feet.** The following structures currently exist on the parcel: a residence with an attached garage of approximately 5,226 square feet, guest house of approximately 790 square feet and a tennis court. The proposed project will not require grading. The property is a 1.13 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-035, located at **street 3443 Padaro Lane** the Toro Canyon area, First Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **Project looks good.**
- **Return for preliminary/final approval.**

12. 06BAR-00000-00036 Renker New Residence Carpinteria/Toro Canyon
06CDH-00000-00029 (Selena Buoni, Planner) Jurisdiction: Toro/Coastal

Request of Neumann, Mendro, Andrulaitis Architects, architect for the owners, Greg and Stacey Renker, to consider Case No. 06BAR-00000-00036 for **further conceptual review a new residence with main floor of approximately 10,800 square feet, upper floor of approximately 2,420 square feet and lower floor of approximately 1,500 square feet, garage of approximately 1,770 square feet, tennis cabana of approximately 800 square feet and artist studio of approximately 800 square feet. (Additionally there will be a second residential unit of approximately 1,200 square feet not on for BAR review.)** The following structures currently exist on the parcel: a residence of approximately 1,875 square feet and shed of approximately 709 square feet. The proposed project will require approximately 350 cubic yards of cut for the residence and 400 cubic yards of cut for the pool and no fill. The property is a 4.57 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-021, located at **3151 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 3/24/06)

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- Consider adding Monterey cypress and oak trees in front of house to break up mass and possible view of house as seen from beach.**
- Otherwise project looks good.**
- Return for preliminary/final approval.**

13. 06BAR-00000-00041 Guthy/Jackson Residence Addition Carpinteria
06CDH-00000-00007 (Virginia Gardner, Planner) Jurisdiction: Coastal

Request of Appleton & Associates architect for the owners, Bill Guthy and Victoria, to consider Case No. 06BAR-00000-00041 for **preliminary/final approval of residence addition of approximately 1,578 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,903 square feet, guest house of approximately 1,218 square feet and garage of approximately 382 square feet. The proposed project will not require grading. The property is a 1.4 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-410-008, located at **4271 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 2/24/06)

ACTION: Froscher moved, seconded by J. Roberts and carried by a vote of 6 to 0 (Dole absent) to grant final approval of 06BAR-00000-00041.

COMMENT:

- **Project looks good.**

Motion: Final approval.

14. 06BAR-00000-00129 Pacifica Graduate Institute Phase I Toro Canyon
06CDP-00000-00050 (Selena Buoni, Planner) Jurisdiction: Toro Canyon

Request of Cearnal Andrulatus Architects, architects for the owner, Pacifica Graduate Institute, to consider Case No. 06BAR-00000-00129 for **preliminary/final approval of Phase I of approved 88-CP-005 RVO1; including new parking spaces, entry and exit drives, parking and internal road reconfiguration, undergrounding of a power pole, removal of two oak trees, relocation of six oak trees, and landscaping.** The following structures currently exist on the parcel: Pacifica Graduate Institute of approximately 15,317 square feet. The proposed project will require approximately 560 cubic yards of cut and approximately 330 cubic yards of fill. The property is a 12.96 acre parcel zoned A-I-10 and shown as Assessor's Parcel Number 005-210-054, located at **249 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/14/06)

ACTION: C. Roberts moved, seconded by Froscher and carried by a vote of 6 to 0 (Dole absent) to grant final approval of 06BAR-00000-00129.

COMMENT:

- **Project looks good.**

Motion: Final approval.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Chris Roberts moved, seconded by Valerie Froscher, and carried by a vote of 6 to 0 (Kathryn Dole absent) that the meeting was adjourned until 9:00 A.M. on Thursday, August 31, 2006 (Special Meeting) in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.