



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of September 2, 2011**

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, Will Rivera, at 9:00 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair
Martha Gray	Vice Chair
Jeremy Roberts	
Steve Willson	
Jeff Yardy	
Anita Hodoso-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Lane Goodkind and Valerie Froscher

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: None.

III. MINUTES: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Goodkind and Lewis absent) to Approve the Minutes of August 26, 2011.

I. CONSENT:

C-1. 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 **final approval on consent 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. (Continued from 8/12/11 & 8/26/11)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Goodkind and Froscher absent) to grant final approval on consent of 11BAR-00000-00118.

II. STAFF UPDATE: None.

III. STANDARD AGENDA:

Isla Vista/Goleta

1. **11BAR-00000-00132 Lorenzen-Hughes Remodel/Addition/Change of Use Isla Vista**
11CDH-00000-00034 (J. Ritterbeck, Planner) Jurisdiction: Coastal
Request of Dawn Sherry, agent/architect for the owner, Linda Lorenzen-Hughes, to consider Case No. 11BAR-00000-00132 for **further conceptual review/preliminary approval of a deck replacement and conversion of the existing duplex to a single family dwelling.** The following structures currently exist on the parcel: one duplex of approximately 2,210 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-213-009, located at **6565 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/26/11)

COMMENT:

- **Return for final on consent with entry way formalized through address signage and landscaping.**

ACTION: Gray moved, seconded by Roberts and carried by a vote of 5 to 0 (Goodkind and Froscher absent) to grant preliminary approval of 11BAR-00000-00132. Applicant to return for final approval on consent.

Mission Canyon/Santa Barbara/Hope Ranch Areas

2. **11BAR-00000-00135 Burns New Residence, Garage, Guesthouse Santa Barbara**
(No planner assigned) Jurisdiction: Ridgeline-Rural
Request of Wade Davis Design, architect for the owners, Paul and Solange Burns, to consider Case No. 11BAR-00000-00135 for **conceptual review of a new residence of approximately 2,259 square feet with a detached garage of approximately 502 square feet, and guesthouse of approximately 400 square feet.** The lot is currently vacant. The proposed project will require approximately 646 cubic yards of cut and approximately 300 cubic yards of fill. The property is a 1.14 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-008, located at **2700 Gibraltar Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speakers: Larry Williamson, Norman Smith

SBAR COMMENTS:

- Tough site. Existing examples of bad architecture in the neighborhood are not appropriate precedents for this design. A successful design will be sensitive to the site.**
- Appreciate approach to keeping house down; size appears appropriate. Some members feel the design is close.**
- Last iteration was a single story; consider a single story solution. One member can only support a one story solution.**
- Garage is very successful in terms of scale, materials (specifically stone base), setting and graded solution which tucks the structure into the hillside.**
- Architecture of house is not successful in working naturally with the lot. Looks like a box cut into the hill. Need to work more with topography and let the house grow out of the ground; Bring the hillside down around the east and west elevations to reduce the amount of visible wall effectively tucking the house further into the hill. This will raise the retaining wall on the north elevation.**
- Restudy location of entry to improve program; consider relocating to south elevation.**
- Consider use of a trellis at second floor deck.**
- Return for further conceptual review with drawings showing all site features and landscaping.**

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

3. 11BAR-00000-00125 Wheeler Second Story Addition Hope Ranch
11LUP-00000-00292 (Kimberly McCarthy, Planner) **Jurisdiction: Ridgeline Urban**

Request of Akiko Wade Davis, architect for the owner, Gene Wheeler, to consider Case No. 11BAR-00000-00125 for **further conceptual review and preliminary approval of a second story addition of approximately 675 to the existing residence and garage addition of approximately 83 square feet.** The following structures currently exist on the parcel: residence of approximately 1,975 square feet and garage of approximately 472 square feet. The proposed project will not require grading. The property is a 1.01 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 061-311-007, located at **4050 Via Laguna** in the Hope Ranch area, Second Supervisorial District. (Continued from 8/12/11)

COMMENTS:

Public speakers: Marsha Zilles, Kathleen Cox.

SBAR Comments:

- **Some members are concerned about side loaded solution and would have preferred a centrally located second story addition or a single story solution; however, will not controvert previous statements by SBAR.**
- **Project received preliminary approval with the following conditions:**
 - **Restudy location of laundry window, on first floor south elevation, to better align with windows on proposed second story.**
 - **Remove barbeque vent/chimney.**
 - **Restudy entry for more height and overall balance to the composition of south and north elevations.**
 - **Return with landscape plan.**
 - **Palms will not work long term to screen views to and from new balcony; consider using giant bird of paradise.**
 - **Remove all uplights from project site.**

ACTION: Gray moved, seconded by Roberts and carried by a vote of 4 to 0 (Goodkind and Froscher absent, Willson abstains) to grant preliminary approval of 11BAR-00000-00125.

4. 11BAR-00000-00128 Bottorff Residential Addition Santa Barbara
11LUP-00000-00295 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**

Request of Woody Boyce, agent for the owner, Sarah Meyer Bottorff, to consider Case No. 11BAR-00000-00128 for **preliminary approval of an addition of approximately 214 square feet to the existing residence.** The following structures currently exist on the parcel: residence of approximately 1,910 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-441-017, located at **5374 Paseo Orlando** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/26/11)

COMMENTS:

- **Project received preliminary approval with the following conditions:**
 - **Drawings are to be coordinated.**
 - **Window at bay to be divided into three lights.**
 - **Return with landscape plan and details of trellis.**
 - **Trellis should be reoriented to extend side to side instead of reaching out to street.**
 - **Choose either bougainvillea or star jasmine as plant material to climb the trellis; not both.**
 - **Return with cut sheets on plans for any proposed exterior lighting. Re., color: note on plans that colors are to match existing.**

ACTION: Willson moved, seconded by Yardy and carried by a vote of 5 to 0 (Goodkind and Froscher absent) to grant preliminary approval of 11BAR-00000-00128. Applicant to return for final approval on consent at the September 16, 2011 meeting.

Toro Canyon/Summerland/Carpinteria Areas

5. 11BAR-00000-00136 Deneault Residence Summerland
(No planner assigned) Jurisdiction: Summerland

Request of Richard Alan Deneault, owner, to consider Case No. 11BAR-00000-00136 for **conceptual review of reconstruction of residence of approximately 800 square feet.** The following structures currently exist on the parcel: residence of approximately 971 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned 10-R-2 and shown as Assessor's Parcel Number 005-153-004, located at **2432 Banner Avenue** in the Summerland area, First Supervisorial District.

COMMENTS:

- a. Location and mass of second unit are acceptable.**
- b. Second unit to complement and be subservient to primary residence, therefore no need for dormers.**
- c. Consider adding a narrow planter along south property line to allow vines to grow up on existing plaster property line wall.**
- d. Parking areas should be permeable.**
- e. Determine driveway material and put on drawings.**
- f. Return for preliminary/final reviews; indicate materials, colors, exterior lights, plants etc.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval at the meeting of September 16, 2011.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Jeremy Roberts, and carried by a vote of 5 to 0 (Lane Goodkind and Valerie Froscher absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 16, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:15 A.M.