



**ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant final approval on consent of 09BAR-00000-00066.**

- C-2. 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 & 8/20/10)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant final approval on consent of 09BAR-00000-00197.**

- C-3. 10BAR-00000-00116 Reetz Residence Addition Mission Canyon**  
10LUP-00000-00298 (Kimberley McCarthy, Planner) Jurisdiction: Mission Canyon  
Request of Tony Kaady, agent for the owner, Randall Reetz, to consider Case No. 10BAR-00000-00116 for **final approval on consent of residence addition of approximately 220 square feet, deck replacement of approximately 428 square feet and new roof damaged in fire.** The following structures currently exist on the parcel: a residence of approximately 1,175 square feet and detached garage of approximately 220 square feet. The proposed project will not require grading. The property is a .77acre parcel zoned R-3 and shown as Assessor's Parcel Number 023-240-003, located at **795 Mission Oaks Lane** in the Mission Canyon area, First Supervisorial District. (Continued from 8/13/10)

**ACTION: Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Goodkind absent) to grant final approval on consent of 10BAR-00000-00116.**

**V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.**

**VI. STAFF UPDATE: None.**

**VII. STANDARD AGENDA:**

- 1. 09BAR-00000-00213 Adderton New Residence Isla Vista**  
10CDP-00000-00040 (J. Ritterbeck, Planner) Jurisdiction: Coastal  
Request of Dan Weber, Architect, for the owner, Dennis Adderton, to consider Case No. 09BAR-00000-00213 for **final approval of a new residence of approximately 2,176 square feet and an attached garage of approximately 640 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 7,350 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-182-006, located at **6807 Sabado Tarde Road** in the Isla Vista area, Third Supervisorial District. (Continued from 1/22/10 & 4/16/10 & 7/2/10)

**ACTION: Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Goodkind absent) to continue 09BAR-00000-00213 to the meeting of September 17, 2010 at the request of the applicant. See Agenda Status Report.**

**2. 10BAR-00000-00115 Edgerton Residence Addition Santa Barbara**  
**10LUP-00000-00289 (Lisa Martin, Planner) Jurisdiction: Goleta**

Request of Patrick Marr, architect for the owner, Sylvelin Edgerton, to consider Case No. 10BAR-00000-00115 for **preliminary/final approval of a residence addition of approximately 270 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,056 square feet and garage of approximately 450 square feet. The proposed project will not require grading. The property is a 7,023 square foot parcel zoned R-1 and shown as Assessor's Parcel Number 065-501-001 located at **5218 Rhoads Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/13/10)

**COMMENTS:**

- **The proposed 5 gallon size is adequate as these trees grow very quickly. The ginkgo tree proposed for the front yard should be a male unless the applicant wishes to harvest the very smelly fruit.**
- **The SBAR recommends that the applicant consider re-roofing the entire structure. Otherwise, a new roof on the addition might undermine the architecture which strives to blend with the existing structure. Alternatively, consider using some of the current roof material from the back of the structure to roof the addition, with new roof material being used on a portion of the home not visible from the street.**

**ACTION: Rivera moved, seconded by Morris and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary/final approval of 10BAR-00000-00115.**

**3. 10BAR-00000-00132 Howen Residence Addition Santa Barbara**  
**(No Assigned Planner) Jurisdiction: Goleta**

Request of Curt Moniot, agent for the owners, **Marshall and Celia Howen**, to consider Case No. 10BAR-00000-00132 for **conceptual review of a residence addition of approximately 203 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,532 square feet, guesthouse of approximately 731 square feet and garage of approximately 288 square feet. The proposed project will not require grading. The property is a .43 acre parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-015, located at **4650 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District.

**COMMENTS:**

- a. **The drawings are very advanced for the conceptual level of review.**
- b. **The Board has a favorable opinion of the project.**
- c. **Return for preliminary/final approval with all architectural details.**

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

**4. 10BAR-00000-00123 Pacifica Graduate Institute Screening of Sewer Lift Station Carpinteria**  
**10CDP-00000-00071 (Nicole Mashore, Planner) Jurisdiction: Toro Canyon**

Request of Steve Fort agent for the owner, Pacifica Graduate Institute, to consider Case No. 10BAR-00000-00123 for **conceptual review/preliminary/final approval of a screening for a sewer lift of approximately 336 square feet.** The following structures currently exist on the parcel: Various campus building of a total of approximately 15,400 square feet. The proposed project will require approximately 60 cubic yards of cut and approximately 10 cubic yards of fill. The property is a 12.96 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-210-054, located at **249 Lambert Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

**COMMENTS:**

- a. **The fence material (chainlink with green fabric) is not acceptable. The fence material should be wood to match the rural setting.**
- b. **If engineering will allow it, the enclosure should be rotated so that it is not visible from the street.**
- c. **The landscaping looks good.**

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

**5. 09BAR-00000-00186 Summerland Market Exterior Alterations Summerland  
07BDP-00000-00689 (Kimberly McCarthy, Planner) Jurisdiction: Summerland**

Request of Jim Feinberg, agent for the tenant, Elian (Louie) Hanna, to consider Case No. 09BAR-00000-00186 for **preliminary/final approval of exterior alterations, including faux chimney and change to approved lighting fixtures above gas pumps**. The following structures currently exist on the parcel: market and gas pumps of approximately 2,500 square feet. The proposed project will not require grading. The property is a 0.28 acre parcel zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 01/08/10 & 03/19/10)

**COMMENTS:**

- **As revised, the project addresses the Board's prior comments.**
- **The project received preliminary and final approvals with the condition that florescent lights be removed.**

**ACTION: Roberts moved, seconded by Willson and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary/final approval of 09BAR-00000-00186 with the condition that the fluorescent lights be removed from the eaves.**

**6. 10BAR-00000-00096 Tchaghlassian Commercial Addition Santa Barbara  
10LUP-00000-00221 (Kimberley McCarthy, Planner) Jurisdiction: Commercial**

Request of Bedros Darkjian, agent for the owner, Ara Tchaghlassian, to consider Case No. 10BAR-00000-00096 for **further conceptual review of a commercial addition of approximately 1,755 square feet (gross)**. The following structure currently exists on the parcel: Four Bay's Auto Repair structure of approximately 3,773 square feet (gross). The proposed project will not require grading. The property is a 1.23 acre parcel zoned C-3 and shown as Assessor's Parcel Number 061-100-002, located at **4267 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/02/10)

**COMMENTS:**

- a. **The revised project is quite an improvement over the original. If the height looks ok based on the site visit, the style is potentially acceptable. The appropriateness of the proposed mass, bulk, and scale is still a question.**
- b. **The design is clean and straightforward.**
- c. **The next step will be to show all details such as color, lighting, and how deeply walls are punctured.**
- d. **The line weights used make it hard to read the plans, i.e. can't tell which planes are forward. The drawings need to be consistent in order to be easily understood and correctly interpreted.**
- e. **Need to see section cuts.**
- f. **Provide a roof plan.**
- g. **All lights need to be directed downward.**
- h. **The connection between the tower element of the building and the black asphalt parking area raises a concern. Consider adding a planter in this area at the base of the building. Another suggestion would be to plant vines growing up the side of the building to connect the building to the site.**
- i. **Recommend the addition of landscaping in front of the two parking spaces.**
- j. **The pavers should be continued across the driveway.**
- k. **Suggest replacing the existing pole sign with a monument sign. The sign should be updated to conform to the new architectural character of the building.**
- l. **The agent should work with the planner to investigate conformity with the County's sign regulations. Any necessary sign permit should be processed with the LUP.**

- m. Story poles and an official SBAR site visit will be required due to the 25' component located right adjacent to State Street.**
- n. The agent needs to coordinate with the planner regarding the timing of story poling and the return to the SBAR.**
- o. Agent to develop design details and bring photos of other stores with similar detailing to the next meeting.**

**Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review and a site visit with story poles.**

*There being no further business to come before the Board of Architectural Review Committee, Committee Member Marta Gray moved, seconded by Steve Willson, and carried by a vote of 6 to 0 (Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 17, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.*

Meeting adjourned at 11:35 P.M.