



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of September 11, 2009

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 9:30 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Steve Willson	
Anita Hodosy-McFaul	
Anne Almy	Supervising Planner

SBAR Secretary

COMMITTEE MEMBERS ABSENT: Everyone Present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Gray moved, seconded by J. Roberts and carried by a vote of 5 to 0 to:

- **Revise Item #4 09BAR-00000-00023 Foss New Residence level of approval to include preliminary approval.**
- **Continue Item #9 09BAR-00000-00138 to the meeting of September 25, 2009 at the request of the applicant.**

III. MINUTES: J. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 to approve the Minutes of August 28, 2009.

IV. CONSENT AGENDA:

C-1. 09BAR-00000-00114

Sommer Residence Addition/Garage Conversion and New Garage **Santa Barbara**
09LUP-00000-00277 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Eric Swenumson, agent for the owner, Nathanael Sommer, to consider Case No. 09BAR-00000-00114 for **final approval on consent of a new garage of approximately 528 square feet, garage conversion of approximately 281 square feet and residence addition of approximately 285 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,746 square feet, garage of approximately 281 square feet and storage/shop of approximately 607 square feet. The proposed project will not require grading. The property is a 1.2 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 077-041-002, located at **1455 Holiday Hill Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/14/09 and 8/28/09)

ACTION: J. Roberts moved, seconded by Rivera and carried by a vote of 5 to 0 to grant **final approval on consent of 09BAR-00000-00114.**

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:**

Will Rivera met with the HOV planning team, including representatives from Ventura and Carpinteria. All involved appreciated the SBAR comments on the project. The previously proposed wave pattern on the wall will be eliminated. The color and texture of the concrete barrier will be changed. There was lots of discussion about landscaping.

VI. **STAFF UPDATE: None.**

VII. **STANDARD AGENDA:**

Isla Vista/Goleta

1. **06BAR-00000-00220**

T-Mobile/Sprint/ Verizon at Vincent Farms

Goleta

03CUP-00000-00022 (Megan Lowery, Planner)

Jurisdiction: Permit Condition

Request of Tricia Knight, agent for SAC Wireless, on behalf of Verizon Wireless, to consider Case No. 06BAR-00000-00220 for **preliminary/final approval of a new wireless telecommunications facility, to accommodate three separate telecommunications carriers. The antenna support structure is designed as a water tank, and associated equipment would be bunkered behind the hill in a (a 49'4" x 30'8") equipment area enclosed within a CMU retaining wall.** The following structures currently exist on the parcel: a residence and agricultural outbuildings. Grading to be determined. The property is a 53.65 acre parcel zoned AG and shown as Assessor's Parcel Number 079-090-008, located at **230 Winchester Canyon Road** in the Goleta area, Third Supervisorial District. (Continued from 9/22/06, 3/30/07, 11/14/08 & 4/24/09)

COMMENT:

- **Project received preliminary/final approval with color chips as stamped.**

ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 to grant preliminary/final approval of 06BAR-00000-00220.

2. **08BAR-00000-00001 Singh As-Built Storage Building**

Isla Vista

08CDP-00000-00002 (J. Ritterbeck, Planner)

Jurisdiction: Ocean

Request of W. David Winitzky, architect for the owners, Viran Singh, to consider Case No. 08BAR-00000-00001 for **conceptual review of an as-built storage building of approximately 1,368 square feet.** The following structures currently exist on the parcel: restaurant of approximately 1,267 square feet and kitchen annex also used for storage of approximately 448 square feet. The proposed project will not require grading. The property is a 5,000 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-005, located at **6576 Trigo Road** in the Isla Vista area, Third Supervisorial District. (Continued from 2/01/08)

COMMENTS:

Public speaker: Craig Geyer

SBAR Comments:

- **Straight forward project; supportable.**
- **Return for preliminary/final review before the full board.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **09BAR-00000-00019 Carr Partial Demolition to Residence and New Guest House and Garage Hope Ranch**

08CDH-00000-00047 (Errin Briggs, Planner) **Jurisdiction: Coastal**

Request of Bill Hayer, architect for the owner, Lee Carr, to consider Case No. 09BAR-00000-00019 for further conceptual review of a partial residence demolition of approximately 3,875 square feet and partial demolition of an accessory structure/shed (habitable space) of approximately 985 square feet. Proposed residence rebuild of approximately 4,073 square feet to the first floor and approximately 1,286 square feet to the second floor, proposed new garage of approximately 860 square feet and deck of approximately 500 square feet. Proposed addition to accessory structure/shed (habitable space) of approximately 985 square feet and shed to remain of approximately 462 square feet. The project also includes onsite drainage improvements, improvements to an onsite beach access stairway and a request for approval of as-built repairs to an existing beach cabana. The following structures currently exist on the parcel: a residence of approximately 4,500 square feet and garage of approximately 672 square feet and accessory structure/shed of approximately 1,447 square feet. The proposed project will require approximately 413 cubic yards of cut and approximately 83 cubic yards of fill. The property is a 4.4 acre parcel zoned 3.5-EX-1 and shown as Assessor's Parcel Number 063-220-023, located at **4353 Marina Drive** in the Hope Ranch area, Second Supervisorial District. (Continued from 2/27/09)

COMMENTS:

- a. SBAR appreciates that the architect has taken their comments into consideration and has improved the project as a result. Some of the existing character of the house, its original form, is being lost with the addition of rectilinear forms, but the house is not visible from public vantage points, so the direction is acceptable.
- b. Forms play with each other better. While rectilinear and organic forms now work more as one house, there is still a bit of tension. Would be good to have a small piece of the urchin form elsewhere on the structure to help pull it together. More design refinement is necessary.
- c. Use of lava rock helps soften the project; may want to consider more lava rock on north elevation.
- d. Resolve southwest corner of building.
- e. Return with landscape plan that minimizes use of lawn.
- f. Reference architect: Bruce Goff.
- g. Return for preliminary review following Hope Ranch preliminary approval.

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

4. **09BAR-00000-00023 Foss New Residence Mission Canyon**

09LUP-00000-00124 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**

Request of Al Winsor, agent for the owner, John Foss, to consider Case No. 09BAR-00000-00023 for preliminary/final approval of a new residence of approximately 2,899 square feet and carport of approximately 440 square feet. No structures currently exist on the parcel. The proposed project will require approximately 87.6 cubic yards of cut and approximately 77.6 cubic yards of fill. The property is a .46 acre parcel zoned 20-R-1-D and shown as Assessor's Parcel Number 023-180-094, located at **2639 Dorking Place** in the Mission Canyon area, First Supervisorial District. (Continued from 2/27/09 and 8/28/09)

1ST ACTION: Gray moved, seconded by Roberts and carried by a vote of 5 to 0 to include the preliminary approval to the review of 09BAR-00000-00023. See Agenda Status Report.

COMMENTS:

- Project is greatly improved.
- Project received preliminary approval.
- Return for final on consent.

2nd ACTION: Roberts moved, seconded by Morris and carried by a vote of 5 to 0 to grant preliminary approval of 09BAR-00000-00023. Applicant to return for final approval on consent at the meeting of September 25, 2009.

Toro Canyon/Summerland/Carpinteria Areas

**5. 09BAR-00000-00129 Ornstein Residence Partial Demolition/Addition Toro Canyon
09CDH-00000-00014 (Allen Bell, Planner) **Jurisdiction: Toro****

Request of Mat Gradius, agent for the owners, Robert Ornstein and Barbara Savage, to consider Case No. 09BAR-00000-00129 for **further conceptual review of a partial demolition of approximately 194 square feet of an existing residence, addition to the first floor of approximately 831 square feet, second story addition of approximately 646 square feet and conversion of a carport/storage structure of approximately 154 square feet to a guest house of approximately 303 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,451 square feet and carport/storage structure of approximately 303 square feet. The proposed project will require approximately 40 cubic yards of cut and fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-012, located at **2960 Torito Road** in the Toro Canyon area, First Supervisorial District. (Continued from 8/14/09)

COMMENTS:

- **Great job taking SBAR comments and improving project. Very strong project now.**
- **Chimney caps need to be articulated.**
- **Return for preliminary/final approval before the full board.**

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

**6. 09BAR-00000-00136 Cruces/Lohman, LLC Guest House Toro Canyon
09CDP-00000-00071 (Julie Harris, Planner) **Demo & New Guest House Jurisdiction: Ridgeline -Rural/Toro****

Request of Selma Morales, agent for the owners, Cruces/Lohman LLC, to consider Case No. 09BAR-00000-00136 for **conceptual review of a new guest house of approximately 1,003 square feet with approximately 600 square feet of storage area below and terraces of approximately 584 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,000 square feet, and pump house of approximately 50 square feet. A 799 square foot guest house with 136 square foot deck has been demolished in same basic footprint of the new guest house structure. The proposed project will require approximately 39 cubic yards of cut and no fill. The property is a 4.27 acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 005-290-024, located at **1982 Arriba Drive here** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **SBAR anticipates multiple design meetings since project, as presented, is incomplete.**
- b. **Need to know what the building height actually is; show on plans.**
- c. **Ten and nine foot plate heights are unacceptable in this ridgeline/hillside situation as is the design of the building on a tall plinth.**
- d. **No problem with the architecture per se but it should have gone through the process to achieve consistency with ordinances. Previously, all buildings on site met ordinance restrictions.**
- e. **Return only when project design is fully articulated on plans.**

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

7. 08BAR-00000-00233 Carswell Residence Remodel Summerland
08CDP-00000-00166 (June Pujio, Planner) Jurisdiction: Summerland

Request of Danijela Dukic, agent for the owners, Alex Carswell and Marie Gauthier Carswell, to consider Case No. 08BAR-00000-00233 for **preliminary/final approval of the demolition of the 517 square foot carport, approximately 222 square feet of the basement, approximately 251 square feet of the first floor and approximately 552 of the second floor. Construction will consist of an extensive interior remodel and a new covered patio/terrace area of 671 square feet. A 525 square foot portion of the existing basement will be converted to a two car garage. Also proposed are a pool, a partial perimeter wall on the north and south sides of the parcel and new six foot tall entry gates.** The following structures currently exist on the parcel: a residence of approximately 12,613 square feet and carport of approximately 517 square feet. The proposed project will require approximately 206 cubic yards of cut and approximately 47 cubic yards. The property is a 40,946.4 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-110-004, located at **240 Ortega Ridge Road** in the Summerland area, First Supervisorial District. (Continued from 10/24/08 and 2/13/09)

COMMENTS:

Public speakers: Brandt Hanlei, Elaine Dietsch.

- **Project received preliminary approval.**
- **Return for final on consent with light fixtures and color/materials board.**

ACTION: Morris moved, seconded by Gray and carried by a vote of 5 to 0 to grant preliminary approval of 08BAR-00000-00233. Applicant to return for final approval on consent.

8. 09BAR-00000-00135
Siegel/Durham Demolition and Rebuild of Deck and Accessory Structure Carpinteria
09CDH-00000-00019 (J. Ritterbeck, Planner) Jurisdiction: Coastal

Request of Donald W. Schmitz, II, AICP, architect for the owners, Robert Siegel & Scott Dunham c/o Schmitz & Associates, Inc., to consider Case No. 09BAR-00000-00135 for **conceptual review of the demolition and reconstruction of existing deck of approximately 339 square feet and existing storage structure of approximately 400 square feet with associated minor improvements including pergola of approximately 289 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,421 square feet, storage building of approximately 400 square feet, garage of approximately 822 square feet, deck with sitting area of approximately 339 square feet and eight foot tall wind wall. The proposed project will not require grading. The property is a .28 acre parcel zoned 8R-1 and shown as Assessor's Parcel Number 005-420-001, located at **3527 Padaro Lane** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- a. **Revise landscape plan to show correct alignment of driveway.**
- b. **Bamboo is unacceptable at this location. Use alternative plant materials. Planner to forward appropriate plant list to applicant.**
- c. **Curved glass wind wall is unacceptable as it does not relate to the house; banquette should not drive the form of the screen wall. Lower sill behind banquette to match lower level of sill on straight length.**
- d. **Project needs landscape screening/beautification.**
- e. **Garage/shed are acceptable.**

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

9. 09BAR-00000-00138 Knee New Residence/Garage Carpinteria
09CDH-00000-00026 (J. Ritterbeck, Planner) Jurisdiction: Coastal

Request of Loren Solin, architect for the owners, Mr. and Mrs. Knee, to consider Case No. 09BAR-00000-00138 for **conceptual review of a new residence of approximately 3,706 square feet and attached garage/storage of approximately 579 square feet.** The following structures currently exist on the parcel: a two story residence of approximately 2,421 square feet and detached garage of approximately 37 square feet (both to be demolished). The proposed project will not require grading. The property is a 25,390 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-421-003, located at **4411 Carpinteria Avenue** in the Carpinteria area, First Supervisorial District.

ACTION: Gray moved, seconded by Roberts and carried by a vote of 5 to 0 to continue 09BAR-00000-00138 to the meeting of September 25, 2009 at the request of the applicant. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Glen Morris, and carried by a vote of 5 to 0) that the meeting was adjourned until 9:00 A.M. on Friday, September 25, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 12:10 P.M.