

C-2. 08BAR-00000-00233 Carswell Residence Remodel Summerland
08CDP-00000-00166 (June Pujo, 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 **final approval on consent 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, 2/13/09 & 9/11/09)

ACTION: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent, Yardy abstains) to grant final approval of 09BAR-00000-00023.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Jeremy met with Marsha Zilles of Hope Ranch to discuss the process as it relates to a specific case that received approvals from Hope Ranch and developed working drawings before appearing before the SBAR for their initial conceptual review. Apparently, Hope Ranch is telling applicants/homeowners about the entitlement process through the County, including SBAR review.

VI. STAFF UPDATE: Jeff Yardy was welcomed as our newest member to the Santa Barbara Board of Architectural Review. Yardy is a Landscape Architect and will be representing the First District.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 08BAR-00000-00133 T-Mobile at Cavaletto Ranch Santa Barbara
08CUP-00000-00029 (Megan Lowery, Planner) Jurisdiction: Permit Condition

Request of Scott Dunaway, SureSite Consulting Group, agent for the applicant, T-Mobile, to consider Case No. 08BAR-00000-00133 for **preliminary/final approval of a wireless telecommunications facility with an area of approximately 440 square feet.** No structures currently exist on the parcel. The proposed project will not require grading. The property is a 70.45 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 067-010-011, located at **1096 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/25/08)

COMMENTS:

- **Site is remote from public view and so won't be visible.**
- **In the future, applicants should come prepared with photosynms of the proposed faux tree as well as photosynms of the faux tree in its context.**
- **Project received preliminary/final approvals.**

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris absent) to grant preliminary/final approval of 08BAR-00000-00133.

- 2. 07BAR-00000-00127 Rodriguez Residence Partial Demolition/Remodel Goleta**
07LUP-00000-00313 (Nicole Mashore, Planner) **Jurisdiction: Goleta**
Request of R. Brian Nelson, architect for the owner, Al Rodriguez, to consider Case No. 07BAR-00000-00127 for **final approval of a partial residence demolition of approximately 2,242 square feet. Proposed is a first floor addition of approximately 2,482 square feet, second floor addition of approximately 2,323 square feet, porches of approximately 750 square feet and decks of approximately 864 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,374 square feet, garage/accessory structure of approximately 1,296 square feet, covered BBQ of approximately 780 square feet and shed of approximately 56 square feet. The proposed project will require approximately no cut and approximately 104 cubic yards of fill. The property is a 1 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 055-112-006, located at **1020 La Vista Road** in the Goleta area, Second Supervisorial District. (Continued from 6/08/07, 7/11/08, 10/03/08, 2/27/09, 3/13/09 & 4/10/09)
ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris absent) to drop 07BAR-00000-00127 from the agenda at the request of the applicant. See Agenda Status Report.
- 3. 08BAR-00000-00173 Walter Capps New Memorial Park Isla Vista**
08DVP-00000-00020 (Errin Briggs, Planner) **Jurisdiction: Development Plan**
Request of Ray Severn, Penfield & Smith, agent for the owner, Santa Barbara County Parks Department, to consider Case No. 08BAR-00000-00173 for **preliminary/final approval of a new 1.2 acre public park and public restroom of approximately 196 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 260 cubic yards of cut and approximately 1,350 cubic yards of fill. The property is a 1.2 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Numbers 075-193-003, -018, -036, -037, -026, -024, -008, -009, -010, -005, -013, -012, located at **6700 Block of Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/05/08 and 6/05/09)
ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris absent) to grant preliminary/final approval of 08BAR-00000-00173.
- 4. 09BAR-00000-00083 Carone Residence Addition and New Garage Santa Barbara**
09LUP-00000-00292 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Rex Ruskauff, architect for the owners, Rick and Chris Carone, to consider Case No. 09BAR-00000-00083 for **preliminary approval of residence additions of approximately 1,520 square feet and new detached garage of approximately 400 square feet.** The following structures currently exist on the parcel: a two story residence, 1st floor of approximately 2,186 square feet and 2nd floor of approximately 1,782 square feet and an attached garage of approximately 955 square feet. The proposed project will not require grading. The property is a 1.03 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 049-140-024, located at **1002 La Senda** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/22/09 & 8/28/09)
ACTION: Willson moved, seconded by Roberts and carried by a vote of 5 to 0 (Morris absent) to grant preliminary approval of 09BAR-00000-00083. Applicant to return for final approval on consent.
- 5. 09BAR-00000-00149 The Meadows Monument Entry Sign Santa Barbara**
(Mark Walter, Planner) **Jurisdiction: Goleta**
Request of Laurel Perez, Suzanne Elledge Planning & Permitting Services, agent and Katie O'Reilly Rogers, architect for the owners, Santa Barbara Foothills, LLC, to consider Case No. 09BAR-00000-00149 for **conceptual review of one monument sign of approximately 36 square feet.** No structures currently exist on the parcels. The proposed project will not require grading. The parcels are zoned PRD and shown as Assessor's Parcel Numbers 055-010-020 (Lot 6) and 055-010-019 (Lot 7), located at **The Preserve at San Marcos, The Meadows Lot 6 and Lot 7** in the Santa Barbara area, Second Supervisorial District.

COMMENTS: (Same Comments as Item 6)

Public speaker: Carrie Brown

- a. **Not in favor of a marquee sign: creates a sense of exclusivity. Smaller stone columns, as originally approved, constitute an appropriately more subtle reminder of place.**
- b. **Landscaping, as approved, was to maintain native California landscaping outside of the LDEs and along the roadways while homeowners were to be allowed freer rein around the homes. Big concern that proposed revised landscaping, by varying from this concept and becoming formalized, is going to chip away at the intent of previous approvals. Proposed landscape design does not appear to be a naturalistic “meadows” project.**
- c. **While the proposed plant materials would survive with irrigation, the proposed landscape materials, colors and layout are inappropriate to the dry rural hillside setting; the design is linear, manicured and antithetical to the intent of previous approvals. Plantings are too regular; need clustered, informal aesthetic. Hedging is inappropriate to the setting.**
- d. **Concerned that sycamores are inappropriate to the dry hillside setting. Stick with *Quercus agrifolia*. Consider using *Arctostaphylos* in the ground plane.**
- e. **Need a more comprehensive site plan that shows relationship of entryway plantings to surrounding land uses – buildings, LDEs and driveways – in order to see how this gateway element of the project transitions into the rest of the project.**

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

6. 09BAR-00000-00150 The Meadows Lot 6 and Lot 7 Landscaping Santa Barbara
(Mark Walter, Planner) Jurisdiction: Goleta

Request of Laurel Perez, Suzanne Elledge Planning & Permitting Services, agent and Katie O’Reilly Rogers, architect for the owners, Santa Barbara Foothills, LLC, to consider Case No. 09BAR-00000-00150 for **conceptual review of landscape plan of approximately 6,200 square feet**. No structures currently exist on the parcels. The proposed projects will not require grading. The properties are 3.40 (Lot 6) and 5.09 (Lot 7) acres. The parcels are zoned PRD and shown as Assessor’s Parcel Numbers 055-010-020 (Lot 6) and 055-010-019 (Lot 7), located at **The Preserve at San Marcos, The Meadows Lot 6 and Lot 7** in the Santa Barbara area, Second Supervisorial District.

COMMENTS: (Same Comments as Item 5)

Public speaker: Carrie Brown

- a. **Not in favor of a marquee sign: creates a sense of exclusivity. Smaller stone columns, as originally approved, constitute an appropriately more subtle reminder of place.**
- b. **Landscaping, as approved, was to maintain native California landscaping outside of the LDEs and along the roadways while homeowners were to be allowed freer rein around the homes. Big concern that proposed revised landscaping, by varying from this concept and becoming formalized, is going to chip away at the intent of previous approvals. Proposed landscape design does not appear to be a naturalistic “meadows” project.**
- c. **While the proposed plant materials would survive with irrigation, the proposed landscape materials, colors and layout are inappropriate to the dry rural hillside setting; the design is linear, manicured and antithetical to the intent of previous approvals. Plantings are too regular; need clustered, informal aesthetic. Hedging is inappropriate to the setting.**
- d. **Concerned that sycamores are inappropriate to the dry hillside setting. Stick with *Quercus agrifolia*. Consider using *Arctostaphylos* in the ground plane.**
- e. **Need a more comprehensive site plan that shows relationship of entryway plantings to surrounding land uses – buildings, LDEs and driveways – in order to see how this gateway element of the project transitions into the rest of the project.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

7. **09BAR-00000-00090 Stein New Garage/Workshop with Guest House Mission Canyon**
09LUP-00000-00204 (Julie Harris, Planner) **Jurisdiction: Mission**
Request of J. Grant Design Studio, agent for the owner, Rick Stein, to consider Case No. 09BAR-00000-00090 for **preliminary/final approval of a new garage/workshop of approximately 877 square feet with an adjacent carport of approximately 400 square feet with an attached guest house of approximately 822 square feet.** The following structure currently exists on the parcel: a residence with attached garage of approximately 2,600 square feet. The proposed project will require approximately 270 cubic yards of cut and no fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-052-014, located at **2252 Las Canoas Road** in the Mission Canyon area, First Supervisorial District. (Continued from 6/26/09)
- ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Morris absent) to grant preliminary/final approval of 09BAR-00000-00090.**

Toro Canyon/Summerland/Carpinteria Areas

8. **09BAR-00000-00147 Nardiello Residence Relocation/Additions Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro/Ridgeline - Urban**
Request of Glen Deisler, Harrison Design, architect for the owners, Dave and Karen Nardiello, to consider Case No. 09BAR-00000-00147 for **conceptual review of relocation and of a residence with additions of approximately 4,036 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,749 square feet, garage of approximately 525 square feet, guest house of approximately 358 square feet and shed of approximately 70 square feet. The proposed project will require approximately 10 cubic yards of cut and of fill. The property is a 5.0 acre parcel zoned AG-I-10 and shown as Assessor's Parcel Numbers 005-280-034 and 155-160-010, located at **3520 Foothill Road** in the Toro Canyon area, First Supervisorial District.
- COMMENTS:**
 - Very appropriate level of drawings for conceptual review.**
 - Appreciate the idea of resiting the house away from the hillslope and allowing it to grow with additional single story wings. Some concern about overall length of home but believe it will be charming.**
 - No problem with the height of the existing home and will be able to grant a modification to the hillside ridgeline height restriction as long as home does not exceed current height.**
 - Would anticipate a site visit with story poles when design is further developed.**
 - Return for further conceptual with a landscape plan.**
- 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 Avenue Del Mar** in the Carpinteria area, First Supervisorial District. (Continued from 9/11/09)

COMMENT:

- a. **Would be helpful to see beachscape showing homes on both sides of the two Knee homes.**
- b. **Because materials, colors and detailing match adjacent Knee home, SBAR is concerned that the two homes will appear to be one large home as seen from the beach. Need to differentiate between the homes (e.g., vary plate heights, colors, materials, details, rooflines, ridges etc.) while allowing their close relationship and operation as a complex.**
- c. **Massing of proposed home is off; house is boxy and wide in relation to the gable detail: restudy.**

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

10. Discussion Item Mesa Pizza Two Restaurant Façade Improvement Isla Vista

(Jim Heaton, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of David Singh, architect Keith Rivera of ACME Architecture, **to brief the Board regarding design of façade improvement for Mesa Pizza Two Restaurant.** Improvements include paint, facade, stairs, parapet, lighting, and outdoor dining area. The property is located at **6576 Trigo Road** in the Isla Vista area, Third Supervisorial District.

COMMENTS:

- a. **Like the idea of a transparent façade but would be better not to see the existing ridge behind the façade.**
- b. **Overhead awnings need to be further studied.**
- c. **Reconsider the proposed color palette. Green makes material look like pressure treated wood. Be true to the materials: consider more natural colors.**
- d. **Continue design development.**

Project was a discussion item only, no action to be taken.

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

Meeting adjourned at 12:35 P.M.