



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 7, 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
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Valerie Froscher	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Jeremy Roberts

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Willson moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Froscher and Roberts absent) to:

- **Continue Item 1 11BAR-00000-00154 Winant/Sanders New Residence to the meeting of October 21, 2011 at the request of the applicant.**

III. MINUTES: Willson moved, seconded by Yardy and carried by a vote of 3 to 0 to (Valerie and Rivera abstained, Gray and Roberts absent) to approve the Minutes of September 16, 2011.

IV. CONSENT AGENDA:

C-1. 08BAR-00000-00276

Turnpike Shopping Center Roofing and New Façade **Santa Barbara**

09SCD-00000-00014 / 09LUP-00000-00221 / 11RVP-00000-00019 (Julie Harris, Planner)

Jurisdiction: Commercial

Request of Cearnal Andrulaitis, LLP, architect for the owners, Harley Barling Jr. and Larry and Nancy Howze, to consider Case No. 08BAR-00000-00276 for **revised final approval on consent of exterior remodel with new roof material, new plaster color, entrance structure enhancements and new landscaping**. The following structures currently exist on the parcel: a shopping center with 5 separate buildings totaling approximately 120,000 square feet. The proposed project will require no cut and fill. The property is a 11.82 acre parcel zoned SC and shown as Assessor's Parcel Numbers 065-040-035, -037, -038, -042, located at **149-199 S. Turnpike Road and 4850-4898 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/16/09 & 7/10/09, 7/24/09, 5/06/11, 6/05/11 & 6/17/11 & 7/1/11)

ACTION: Willson moved, seconded by Goodkind and carried by a vote of 5 to 0 (Gray and Roberts absent) to grant final approval on consent of 08BAR-00000-00276.

C-2. 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 **final approval on consent 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, 9/02/11 & 9/16/11)

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

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. 11BAR-00000-00154 Winant/Sanders New Residence Isla Vista
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Rex Ruskauff, architect for the owners, Gerry Winant and Ann Sanders, to consider Case No. 11BAR-00000-00154 for **conceptual review of a new residence of approximately 2,894 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,200 square feet. The proposed project will not require grading. The property is a 5,600 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 075-181-016, located at **6881 Del Playa** in the Isla Vista area, Third Supervisorial District.

ACTION: Willson moved, seconded by Yardy and carried by a vote of 4 to 0 (Gray, Froscher and Roberts absent) to continue 11BAR-00000-00154 to the meeting of October 21, 2011 at the request of the applicant.

**2. 11BAR-00000-00113 SB County Redevelopment Agency
New Affordable Housing Community Isla Vista**
11DVP-00000-00004 (Alex Tuttle, Planner) **Jurisdiction: Coastal**
11CDP-00000-00041

Request of Jim Heaton, agent for the Santa Barbara County Redevelopment Agency, to consider Case No. 11BAR-00000-00113 for **further conceptual review of a new affordable housing community of approximately 23,000 square feet.** The following structures currently exist on the parcel: a fraternity house of approximately 10,000 square feet. The proposed project will require approximately 280 cubic yards of cut and approximately 261 cubic yards of fill. The property is a 0.82 acre parcel zoned SR-H-20 and shown as Assessor's Parcel Number 075-020-005, located at **761 Camino Pescadero** in the Isla Vista area, Third Supervisorial District. (Continued from 7/15/11)

COMMENTS:

- **SBAR appreciates all the design changes that responded to previous comments; widening courtyard makes it far more useable. Good job.**
- **Consider using a vertical trellis piece within the courtyard area to complete the sense of the outside room.**
- **Attempt to include additional trees in or adjacent to the proposed bioswale in the parking lot.**
- **Return for preliminary review following action by the Planning Commission.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. **09BAR-00000-00103 State Street Hospitality, Inc. 87-Room Hotel** **Santa Barbara**
09DVP-00000-00018 (Julie Harris, Planner) **Jurisdiction: DVP**

Request of Richard Redmond, agent for the owner, State Street Hospitality, Inc., Jay Singh, to consider Case No. 09BAR-00000-00103 for **further conceptual review of a new 87-room hotel of approximately 40,374 square feet with a partially subterranean parking garage of approximately 43,758 square feet (94 parking spaces), and a retaining wall located adjacent to the retention basin in the rear of the property, which would be approximately eight feet in height with a 3.5-foot safety railing located within a setback.** The following structures currently exist on the parcel: a motel of approximately 4,900 square feet, one residence (currently vacant) of approximately 700 square feet, and two sheds of approximately 140 and 154 square feet. The proposed project will require approximately 11,300 cubic yards of cut and no fill. The property is a 0.87-acre parcel zoned C-2/C-3 and shown as Assessor's Parcel Numbers 061-110-009 and 061-110-008, located at **4111 and 4119 State Street** in the Santa Barbara area, Second Supervisorial District. (Continued from 7/10/09, 12/18/09 & 1/22/10 2/05/10, and 2/19/10 & 8/26/11)

COMMENTS:

- a. **Appreciate work involved in redesigning. The revised design is more successful in respect to the architecture however, the elevations need to be further broken up. The SBAR, on a straw vote, was unanimous in their opinion that the mass, bulk and scale remain too large for the area. This is a fundamental issue and a redesign is necessary to ensure an appropriate precedent to redevelopment of the upper State Street area.**
- b. **SB hotels tend toward boutique where public spaces make the experience; consider smaller room sizes to reduce size, bulk and scale.**
- c. **Dense plantings are necessary to address massiveness of building; landscaping needs to be lush. However, the project is too dense to accommodate the necessary landscaping. Project does not have breathing room; there are no useable, substantial outdoor courtyard areas for hotel guests. Need to break up building to provide exterior use areas. Also consider adding planters within building breaks.**
- d. **Massing at north elevation, which is nominally the primary elevation and entry to the building, remains confusing with two doorways, protruding blank faced building element and staircase to second story. Redesign and seek a more inviting character. Reconsider two doors at lobby in favor of one which will alert guests to main entry.**
- e. **Entry vehicular circulation needs to be resolved; currently does not appear functional particularly in respect to the absence of accommodations for arriving guests to park and check in. Area devoted to circulation is too tight. Do not remove proposed planter in favor of short term parking; planter is needed to help west elevation. Consider extending special paving throughout the front setback area to emulate a plaza area and to focus and centralize traffic and pedestrian activity.**
- f. **Tower is much improved: nice presence and settled into the building.**
- g. **Restudy south elevation to break up façade.**
- h. **Design development might be helped with a massing model.**

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

4. **11BAR-00000-00141** **Kalp Garage Addition** **Santa Barbara**
11LUP-00000-00328 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Gil Garcia, architect for the owner, Kathy Kalp Revocable Trust, to consider Case No. 11BAR-00000-00141 for **conceptual review of a garage addition of approximately 562 square feet, new attached garage of 675 square feet, and covered patio areas.** The following structures currently exist on the parcel: a residence with garage of approximately 2,523 square feet. The proposed project will require approximately 30 cubic yards of cut and no fill. The property is a .55 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-213-003, located at **1292 Camino Meleno Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- **Nicely done.**

Project received conceptual review only, no action was taken. Applicant to return for preliminary/final approval on October 21, 2011.

5. 11BAR-00000-00032

Rancho San Roque, Inc. As-Built Three Horse Barns

Santa Barbara

11LUP-00000-00104 (Julie Harris, Planner)

Jurisdiction: Goleta

Request of Brent Daniels, agent for the owner, Rancho San Roque, Inc., to consider Case No. 11BAR-00000-00032 for **further conceptual review of three horse barns, Barn 1: 10-stall roofed pole barn of approximately 2,400 square feet, Barn 2: 8-stall enclosed barn of approximately 1,200 square feet, and Barn 3: 3-stall enclosed barn with office, half bath and tack room of approximately 770 square feet.** The following structures currently exist on the parcel: the three as-built barns, riding arena, three open air corrals (paddocks), three horse washing stalls and manure roll off bin. Grading is not applicable. The property is a 74.53 acre parcel zoned AG-I-40 and 40-E-1, and shown as Assessor's Parcel Number 055-030-006, -069, -077, located at **3620 Mibek Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 4/15/11 & 6/17/11)

COMMENTS:

- **Glass on exterior light will need to be opaque or the bulb shielded. Find a spot light fixture that is fixed in a downward position. Consider choosing a different fixture that is more barn like. Consider removing motion sensors from exterior lights. Lighting should be exclusively task lighting.**
- **Originally approved landscape plan has appropriate mix of plant materials. Plantings should be scattered in a random fashion up along the ridge.**
- **Project is otherwise acceptable. Gate is acceptable.**

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

Toro Canyon/Summerland/Carpinteria Areas

6. 09BAR-00000-00157

Cameron Trust New Residence and Accessory Structure

Summerland

09CDH-00000-00033 10CUP-00000-00015/11CDP-00000-00002 11LUP-00000-00189

(Julie Harris, Planner)

Jurisdiction: Summerland

Request of Steve Welton, Suzanne Elledge Planning and Permitting Service, agent, and Valerie Froscher, architect for the owner, Cameron Trust, to consider Case No. 09BAR-00000-00157 for **preliminary approval of a new residence of approximately 2,283 square feet with attached garage of approximately 521 square feet, a detached garage and shop of approximately 1,157 square feet, and an existing entry gate with columns and perimeter boulder wall along the frontage of Padaro Lane. The gate and columns are approximately 8 feet tall and the boulder wall varies in height between approximately 5.5 feet to 8 feet.** The following structure currently exists on the parcel: a shed of approximately 80 square feet. The proposed project will require approximately 770 cubic yards of cut and approximately 310 cubic yards of fill. The property is a 4.2 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-260-016, located at **2937 Padaro Lane** in the Summerland area, First Supervisorial District. (Continued from 10/23/09)

COMMENTS:

- **Appreciate sensitivity to site.**
- **Will be a nice project**

ACTION: Gray moved, seconded by Rivera and carried by a vote of 5 to 0 (Froscher steps down, Roberts absent) to grant preliminary approval of 09BAR-00000-00157.

7. **11BAR-00000-00148** Joseph New Residence, Conservatory, Cabana, Pool, Tennis Court Toro Canyon
(No Assigned Planner) **Jurisdiction: Toro**
- Request of Jennifer Foster, agent and Don Nulty, architect for the owners, George and Vicky Joseph, to consider Case No. 11BAR-00000-00148 for **conceptual review of a new residence of approximately 5,442 square feet with attached garage/mechanical room of approximately 1,390 square feet, basement of approximately 1,902 square feet, conservatory of approximately 500 square feet square feet, cabana of approximately 450 square feet, pool, and tennis court. (A residential second unit of approximately 500 square feet not to be included in SBAR review.)** The following structures currently exist on the parcel: a historic pump house of approximately 120 square feet. The proposed project will require approximately 980 cubic yards of cut and approximately 1,100 cubic yards of fill. The property is a 10 acre parcel zoned 10-E-1 and shown as Assessor's Parcel Number 155-250-023, located at **915 Cima Del Mundo Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- **Construction of the proposed project will cause grading far beyond what is shown on the finished grading plan. Return with a plan showing limits of grading and including site sections.**
- **Would like to see an aerial showing nearby neighbors.**
- **Elevation is difficult to read. However, architecture appears very formal and urbane for the rural area. Regardless, there are other formal estates in the area so the precedent is set.**
- **Most members like the project architecture.**
- **Return for further conceptual review following a site visit with boundaries of building marked on the ground.**

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

8. **08BAR-00000-00163** Duca Residence Partial Demo/Remodel/Additions Toro Canyon
08CDH-00000-00022 (Julie Harris, Planner) **Jurisdiction: Coastal/Toro**
- Request of Neumann, Mendro, Andrulaitis, architects for the owner, Reece Duca, to consider Case No. 08BAR-00000-00163 for **preliminary/final approval of a new residence including demolition of a 3,779 square feet single family dwelling, 1,217 square feet two-car garage with accessory living quarters, and 1,118 square feet of deck, and construction of a new, two-story single family dwelling of approximately 4,954 square feet, approximately 1,333 square feet of new deck and a new detached three-car garage (808 square feet) with an attached hobby room (508 square feet) totaling 1,316 square feet. The new house will be located within the footprint of the existing house and utilize the existing caisson and grade-beam foundation, and floor framing, with an approximately 1,474 square feet expansion of the footprint to the northeast. The project will retain in place 1,000 square feet of existing deck.** The following structures currently exist on the parcel: a residence of approximately 4,460 square feet and garage of approximately 893 square feet with second floor accessory living unit of approximately 399 square feet, to be demolished. The proposed project will require approximately 55 cubic yards of cut and 55 cubic yards fill. The property is a 2.37 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 005-380-033, located at **3003 Padaro Lane** in the Toro Canyon/Coast area, First Supervisorial District. (Continued from 8/22/08 & 12/18/09)

COMMENTS:

- **Nice project.**
- **FSC certified wood is preferable to African mahogany and Ipe.**
- **Project received preliminary approval.**
- **Return for final on consent if planting does not change per archaeologist. If planting does change then final review will be before the full board.**

ACTION: Rivera moved, seconded by Gray and carried by a vote of 6 to 0 (Roberts absent) to grant preliminary approval of 08BAR-00000-00163. Applicant to return for final approval on consent.

9. 11BAR-00000-00155

American Architectural Trust Residence Addition

Carpinteria/Toro

(No Assigned Planner)

Jurisdiction: Toro/Coastal

Request of Cearnal Andrulaitis, LLP, architect for the owner, American Architectural Trust, to consider Case No. 11BAR-00000-00155 for **conceptual review of a residence addition of approximately 73.5 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,688 square feet with attached garage of approximately 331.5 square feet. The proposed project will not require grading. The property is a .39 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-025, located at **3248 Beach Club Road** in the Carpinteria/Toro Canyon area, First Supervisorial District.

COMMENT:

- Nice project.

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

10. 09BAR-00000-00212

Lipsman Residence Remodel

Carpinteria

09CDH-0000-00041/09MOD-00000-00006 (J. Ritterbeck, Planner)

Jurisdiction: Coastal

Request of Pacific Architects, architect for the owner, Jeff Lipsman, to consider Case No. 09BAR-00000-00212 for **preliminary approval of an interior remodel of entire lower level of an existing SFD of approximately 1,970 square feet with an addition of approximately 23 square feet and replacement of existing decking and deck rail and structural alteration to existing non-conforming sections of the main dwelling. Also for the review of a requested setback Modification to reduce the required 20' front setback to 16.5', the required 8' side setback to 3' and the required 25' rear setback to 15'**. The following structures currently exist on the parcel: a residence of approximately 1,970 square feet and attached two car garage of approximately 430 square feet with a upper floor art studio of approximately 498 square feet. The proposed project will not require grading. The property is a 8,996 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 001-230-014, located at **196 Rincon Point Road [pvt/gated]** in the Carpinteria area, First Supervisorial District. (Continued from 1/22/10)

COMMENTS:

- No further comments were made Board of Architectural Review members present for this project.

ACTION: Rivera moved, seconded by Gray and carried by a vote of a 6 to 0 (Roberts absent) to grant preliminary approval of 09BAR-00000-00212. Applicant to return for final approval on consent.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Martha Gray moved, seconded by Valerie Froscher, and carried by a vote of 6 to 0 (Jeremy Roberts absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 21, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 2:40 P.M.