



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 15, 2010

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
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Jeff Yardy	
Lane Goodkind	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Steve Willson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: All projects to be reviewed.

III. MINUTES: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Morris and Willson absent) to approve the Minutes of October 1, 2010.

IV. CONSENT AGENDA:

**C-1. 10BAR-00000-00137 Gilkeson Residence Addition and Garage Addition Santa Barbara
10LUP-00000-00369 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta****

Request of Don Swann, agent for the owner, Dave Gilkeson, to consider Case No. 10BAR-00000-00137 for **preliminary/final on consent of a residence addition of approximately 653 square feet and an addition to garage of approximately 395 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,243 square feet and attached garage of approximately 438 square feet. The proposed project will not require grading. The property is a 8,646 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 069-525-011, located at **5367 Parejo Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 10/01/10)

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 5 to 0 (Morris and Willson absent) to grant preliminary/final approval of 10BAR-00000-00137.

C-2. 09BAR-00000-00138 Knee Residence Demolition/Rebuild 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 **final approval on consent 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, 9/25/09, 10/09/09, 9/17/10 & 10/01/10)

ACTION: Yardy moved, seconded by Gray and carried by a vote of 4 to 1 (Morris and Willson absent, Roberts opposed) to grant final approval on consent of 09BAR-00000-00138.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Members requested an end to the mailed hard copies of agendas and minutes. Email is satisfactory.**
- **Jeremy attended the local TED conference and encourages SBAR members to review tapes on line. Topic was sustainable development.**

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

1. Briefing Déjà vu, Cantina, Naan Stop Isla Vista

(Jim Heaton, Planner)

Request of Santa Barbara County Redevelopment Agency, on behalf of the business owners of Rosarita, Déjà vu, Cantina, Naan Stop, architect John Beauchamp of Eleven Modern Architecture, **to brief the Board regarding design of façade improvement for the Rosarita, Déjà vu, Cantina, and Naan Stop storefronts.** Improvements include paint, façade, and improved dining areas. The property is located at 966 Embarcadero Del Mar in Isla Vista, Third Supervisorial District.

COMMENTS:

- Real improvement, especially given budget constraints. Project expresses individual businesses through architecture while creating an overall program: very clean.**
- Appreciate attention to calming the chaos of the existing glazing.**
- Good circulation pattern changes.**
- Consider expanding the project program to address sides of structures; at a minimum, provide recommendations re., color.**
- Alternative design will be very costly: would need to change the glazing and get buy in by owner. Mixed response from SBAR re., preference of alternatives.**

Project was a briefing only, no action was taken.

2. 10BAR-00000-00145 Duerner New Residence and Garage Goleta

08LUP-00000-00277 (J. Ritterbeck, Planner) Jurisdiction: Ridgeline

Request of Fredrick and Cynthia Duerner, owners, to consider Case No. 10BAR-00000-00145 for **conceptual review of a new residence of approximately 3,028 square feet and garage of approximately 772 square feet.** The following structures currently exist on the parcel: many associated ranch structures. The proposed project will not require grading. The property is a 54.2 acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 077-080-023, located at **610 Glen Annie Road** in the Goleta area, Third Supervisorial District.

COMMENTS:

- a. Project will be seen, if distantly, from Cathedral Oaks. Given visibility of the site, will need to see story poles and perform a site visit.
- b. 11"x17" presentation format is very difficult to work with; site plan is at such a small scale it is very difficult to read; line weights are so heavy with the reduction in plan size that the drawings are not readable. Will need full size plans for next project review. Planner to walk applicant through submittal requirements for SBAR review.
- c. Need to understand the project better; drawings appear to be incorrect.
- d. Concern about placement of the garage; looks tacked on. Need to relocate to open up entry and to address right side elevation. Also, cladding of the garage should match cladding of the modular unit.
- e. Modular unit is not a ranch design as described by the applicant. Ranch style homes are designed for their sites. This unit does not take advantage of the site.
- f. SBAR questions the location of the modular home on the top of the hill with two members wanting the modular home off the hill and other members undecided. If site location is desired will need a home of quality; can be a manufactured home but it needs to be a more site appropriate modular design.
- g. Return with a landscape plan.

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

3. **10BAR-00000-00135** **Dorado Garage Conversion** **Santa Barbara**
10LIUP-00000-00362 (Brian Banks, Planner) **Jurisdiction: Goleta**

Request of Ernesto Botello, agent for the owners, Nicolas and Irene Dorado, to consider Case No. 10BAR-00000-00135 for **preliminary/final approval of garage conversion of approximately 467 square feet**. The following structures currently exist on the parcel: a residence and garage of approximately 1,495 square feet. The proposed project will not require grading. The property is a .17 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-354-003, located at **339 Zink Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 9/17/10 & 10/01/10)

COMMENT:

- Project received preliminary and final approvals with notes added to the drawings.

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 6 to 0 (Willson absent) to grant preliminary/final approval of 10BAR-00000-00135.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **10BAR-00000-00119** **Jesusita Graf Rebuild Two Story Residence** **Mission Canyon**
10LUP-00000-00308 (Lisa Martin, Planner) **Jurisdiction: Mission**

Request of Thomas C. McMahan, agent for the owner, Klaus Graf, to consider Case No. 10BAR-00000-00119 for **preliminary approval of a new two story residence of approximately 2,220 square feet**. The following structure existed on the parcel: original residence of approximately 540 square feet (destroyed by Jesuita Fire.) The proposed project will require approximately 140 cubic yards of cut and approximately 40 cubic yards of fill. The property is a .26 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-112-015, located at **2626 Montrose Place** in the Mission Canyon area, First Supervisorial District. (Continued from 8/20/10 & 9/17/10)

COMMENTS:

Public speaker: Linda Kaplan

SBAR Comments:

- a. Project is improved since last iteration.
- b. Return with photographs showing site from below.
- c. Return for preliminary/final reviews with landscape plan and colors. SBAR recommends against using white for the body of the house.

ACTION: Roberts moved, seconded by Morris and carried by a vote of 6 to 0 (Willson absent) to continue 10BAR-00000-00119 for further preliminary/final approval at the November 5, 2010 meeting.

Site Visit

**5. 09BAR-00000-00104 Tea Fire Bakewell Residence and Garage Santa Barbara
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline -Rural****

Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for a **site visit of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District.
(Continued from 7/24/09 & 11/06/09)

Project was a scheduled site visit only, no action was taken. Applicant will be review is scheduled later in the afternoon.

**6. 09BAR-00000-00104 Tea Fire Bakewell Residence and Garage Santa Barbara
08TEA-00000-00064 (Noel Langle, Case Manager) **Jurisdiction: Ridgeline -Rural****

Request of Chi-Pang Lai, architect for the owners, Danny and Aline Bakewell Sr., to consider Case No. 09BAR-00000-00104 for **further conceptual review of the construction of a two story residence of approximately 7,540 square feet with attached two car garage of approximately 482 square feet.** The following structures were destroyed in the Tea Fire: a two story residence (approximately 3,416 square feet) with attached two car garage (approximately 538 square feet). The proposed project will require approximately 119 cubic yards of cut and approximately 129 cubic yards of fill. The property is a 15.08 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 021-020-006, located at **2702 Gibraltar Road** in the Santa Barbara area, First Supervisorial District. (Continued from 7/24/09 & 11/06/09)

COMMENTS:

- a. **Confirm accuracy of drawings; do not appear to accurately reflect existing grade.**
- b. **Drawings need to show retaining walls as well as the house.**
- c. **Need to understand how turret meets grade.**
- d. **Steep slopes will cause plantings to be ineffective in screening the structure; fire will mandate low growing plant materials in proximity to the house; return with a landscape plan as well as a grading plan.**
- e. **Still a flatland house; would prefer to see house stepping with slope.**
- f. **Will have difficulty in making the finding to allow the master bedroom area to exceed the 16 foot height limit as it is too large a volume; project is a "nice home" but does not rise to the level of good design to support the finding.**
- g. **No problem with the rest of the house as proposed, including those areas exceeding 16 feet in height, but would prefer the former one story mass in the area of the now proposed two story master bedroom area. Consider moving master bed program into the area of the second floor that previously existed.**
- h. **OK to have additional square footage added behind the house.**
- i. **Return for further conceptual/preliminary review.**

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

7. **10BAR-00000-00144 Henderson Residence Addition Mission Canyon**
10RVP-00000-00090 (Lisa Martin, Planner) Jurisdiction: Ridgeline-Urban
Request of Kirk Gradin, architect for the owner, Dan Henderson, to consider Case No. 09BAR-00000-00201 for **revised final approval of a previously approved residence addition/remodel of approximately 595 square feet. Reduction in scope of approved project. Addition is reduced to 36 sq. feet. Minor remodeling will occur, as well as a new main level deck of approximately 545 sq. ft. and a new lower level deck of 526 sq. feet. New entry remains in project.** The following structures currently exist on the parcel: a residence of approximately 1,935 square feet and garage of approximately 443 square feet. The proposed project will require approximately 20 cubic yards of cut and fill. The property is a 6,540 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-171-010, located at **2725 Exeter Place** in the Mission Canyon area, First Supervisorial District. (Continued from 1/08/10 & 3/19/10)
ACTION: Gray moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Willson absent) to grant revised final approval of 10BAR-00000-00144.

Toro Canyon/Summerland/Carpinteria Areas

8. **10BAR-00000-00057 Skyway Homes, LLC New Residence Summerland**
10CDP-00000-00026 (J. Ritterbeck, Planner) Jurisdiction: Summerland
Request of James LeCron, architect for the owner, Skyway Homes, LLC, to consider Case No. 10BAR-00000-00057 for **further conceptual review of a new residence of approximately 3,092 square feet with attached garage of approximately 500 square feet.** No structures currently exist on the parcel. The proposed project grading is to be determined. The property is a 12,528 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-131-005, located at **2202 Calle Culebra** in the Summerland area, First Supervisorial District. (Continued from 5/07/10, 5/21/10, 6/04/10, 8/13/10 & 10/01/10)
COMMENTS:
a. **Photo simulation of house in neighborhood context is very helpful.**
b. **Project is much improved; appreciate the additional detail.**
c. **Reconsider sliding glass door in favor of swinging door (to reflect craftsman detailing).**
d. **Consider adding mutton bars above doors.**
e. **Break sheets of glass into smaller panes to accentuate craftsman style.**
f. **Consider engaging railings with columns on entry porch.**
g. **Landscaping should be incorporated to situate house on lot.**
h. **Continue to develop charm.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual/preliminary approval and a site visit at the November 5, 2010 SBAR meeting.

9. **07BAR-00000-00149 Van Vliet/Grimes New Residence, Garage, Carport Toro Canyon**
07LUP-00000-00390 (Errin Briggs, Planner) Jurisdiction: Ridgeline- Rural
Request of Vadim Hsu, architect for the owners, Dennis Van Vliet and Allison Grimes, to consider Case No. 07BAR-00000-00149 for **further conceptual review of new residence of approximately 3,295 square feet, garage of approximately 518 square feet, carport of approximately 240 square feet, porch/stair of approximately 250 square feet, balcony of approximately 770 square feet and mechanical area of approximately 282 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 1,200 cubic yards of cut and no fill. The property is a 5 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-040-041, located at **838 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 7/20/07 & 10/17/08 & 8/20/10)
Project received conceptual review only, no action was taken. Applicant to return for further preliminary/final approval with a site visit at the meeting of November 19, 2010
10. **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. (Continued from 9/03/10)

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 4 to 0 (Roberts, Morris and Willson absent) to grant preliminary/final approval of 10AR-00000-00123.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Lane Goodkind moved, seconded by Martha Gray, and carried by a vote of 4 to 0 (Jeremy Roberts, Glen Morris and Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 5, 2010 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:50 P.M.