



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of October 17, 2008

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, Chris Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair	
Martha Gray		
Laurie Romano		
Will Rivera		
Glen Morris		
Steve Willson		
Anita Hodosy-McFaul		SBAR Secretary
Anne Almy	Supervising Planner	

COMMITTEE MEMBERS ABSENT: Jeremy Roberts and Steve Willson

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Romano moved, seconded by Rivera and carried by vote of 5 to 0 (J. Roberts and Willson absent) to:

- Continue Item No. 13. 08BAR-00000-00150 Green Orange Lillie LLC Restaurant to the SBAR meeting of November 14, 2008 at the request of the applicant.
- Drop Item No. 14. 07BAR-000000-00149 Vliet/Grimes New Residence, Garage, Carport from the agenda at the request of the applicant.

III. MINUTES: Morris moved, seconded by Gray and carried by a vote of 3 to 0 to 2 (J. Roberts and Willson absent, Romano abstains) to approve the SBAR Minutes of October 3, 2008.

IV. CONSENT AGENDA:

C-1. 08BAR-00000-00098 Woodcock Residence Additions Toro Canyon
08CDP-00000-00132 (Seth Shank, Planner) **Jurisdiction: Toro**
Request of Michelle McToldridge, architect for the owner, Linda Woodcock, to consider Case No. 08BAR-00000-00098 for **preliminary/final approval on consent of residence addition of approximately 600 square feet, storage of approximately 128 square feet and addition to garage of approximately 260 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,900 square feet, detached garage of 460 square feet and cabana/pool house of approximately 540 square feet. The proposed project will require approximately 66.5 cubic yards of cut and 59.6 cubic yards of fill. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-050-041, located at **2932 Torito Road** in the Toro Canyon area, First Supervisorial District. (Continued from 6/20/08 & 9/05/08)

ACTION: Morris moved, seconded by Gray and carried by a vote of 5 t 0 (J. Roberts and Willson absent) to grant final approval on consent of 08BAR-00000-00098.

- C-2. 07BAR-00000-00320 Lindsey Residence Addition and New Garage Santa Barbara**
08LUP-00000-00039 (Lisa Martin, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Steve Lindsey, owner, to consider Case No. 07BAR-00000-00320 for **final approval on consent of a third-story residence addition of approximately 239 square feet, exterior remodeling, and a new detached one-car garage of approximately 220 square feet.** The following structure currently exists on the parcel: a residence of approximately 2,544 square feet. The proposed project will not require grading. The property is a 6,360 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-026, located at **2965 Glen Albyn Drive** in the Santa Barbara area, Second Supervisorial District. (Continued from 1/18/08, 4/25/08, 6/20/08, 7/11/08 & 9/19/08 & 10/03/08)

ACTION: Morris moved, seconded by Gray and carried by a vote of 5 t 0 (J. Roberts and Willson absent) to grant final approval on consent of 07BAR-00000-00320.

- C-3. 08BAR-00000-00181 Meister Residence Addition and Remodel Toro Canyon**
08CDP-00000-00136 (Selena Buoni, Planner) **Jurisdiction: Toro**
Request of Larry Graves, architect for the owners, Jeff and Heather Meister, to consider Case No. 08BAR-00000-00181 for **final approval on consent of residence addition of approximately 1,063 square feet and interior remodel of approximately 180 square feet.** The following structures currently exist on the parcel: a residence of approximately of 1,146 square feet and workshop of approximately 400 square feet. The proposed project will not require grading. The property is a 17,424 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 005-351-003, located at **185 Ocean View Avenue** in the Toro Canyon area, First Supervisorial District. (Continued from 9/05/08 & 10/03/08)

ACTION: Morris moved, seconded by Gray and carried by a vote of 5 t 0 (J. Roberts and Willson absent) to grant final approval on consent of 08BAR-00000-00181.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Isla Vista/Goleta

- 1. 08BAR-00000-00212 Goleta Cemetery District As-Built and New Wall Santa Barbara**
08DVP-00000-00008/ 08CUP-00000-00212 (Holly Bradbury, Planner) **Jurisdiction: DVP**
Request of Jennifer Welch, agent for the applicant, Goleta Cemetery District c/o Rick Bower, to consider Case No. 08BAR-00000-00212 for **conceptual review of a new 427 liner foot 6 to 10 foot in height retaining wall.** The following structures currently exist on the parcel: an existing residence/office of approximately 2,317 square feet, detached garage/storage room of approximately 1,488 square feet existing niches of approximately 80 and 110 square feet, existing restroom of approximately 140 square feet. The proposed project will not require grading. The property is a 5.13 acre parcel zoned PI and shown as Assessor's Parcel Numbers 061-021-046, 061-040-001, 061-040-002, 061-040-009, 061-040-038, located at **44 South San Antonio Creek Road** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- a. **Can't support a 10 foot tall wall; five feet on cemetery side should be enough to provide desired privacy; applicant to consider doing a mock up for himself to see if a five foot wall would work.**
- b. **Reconsider whether goals can be met with the combination of a chain link fence and hedges or a low wall and hedges rather than a wall.**
- c. **If a wall is desired, give the wall some character e.g., by adding pilasters.**
- d. **Improve plans:**
 - **Show existing coroner's office, including window locations.**
 - **Include labels and information such as bottom of wall (BW) with elevation specified, top of wall (TW) with elevation specified, existing grade (EG) with elevations specified.**
 - **Produce architectural drawings of the wall to allow SBAR to understand the character of the wall.**
- e. **Return for preliminary/final.**

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

2. **08BAR-00000-00080 Froelicher New Residence/Garage Santa Barbara**
08LUP-00000-00177 (Seth Shank, Planner) Jurisdiction: Goleta

Request of Jason Grant, agent for the owner, John Froelicher, to consider Case No. 08BAR-00000-00080 for **preliminary/final approval of a new residence of approximately 2,121 square feet and attached garage of approximately 488 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,100 square feet and garage of approximately 488 square feet. The proposed project will require approximately 25 cubic yards of cut and fill. The property is a 10,595 square foot parcel zoned 10-R-1 and shown as Assessor's Parcel Number 059-171-017, located at **489 El Sueno Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/06/08)

CONDITION:

- **Project received preliminary and final approvals as revised during the hearing and annotated on plans to simplify the ends of the trellis beams, to add *Ficus pumila* in pockets along existing site wall and to add specification for a solid shield around the bulb of any outdoor light..**

ACTION: Morris moved, seconded by Rivera and carried by a vote of 5 to 0 (J. Roberts and Willson absent) to grant preliminary/final approval of 08BAR-00000-00080.

3. **08BAR-00000-00102 Hope Community Church Addition Santa Barbara**
08SCD-00000-00010 (Seth Shank, Planner) Jurisdiction: Goleta

Request of Eric Swenumson, agent for the owners, Hope Community Church, to consider CaseNo. 08BAR-00000-00102 for **preliminary/final approval of a sun room addition of approximately 500 square feet.** The following structures currently exist on the parcel: a church of approximately 8,162 square feet. The proposed project will not require grading. The property is a 2.95 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-143-001, located at **560 N. La Cumbre Road** in the area, Second Supervisorial District. (Continued from 6/06/08)

COMMENTS:

- **Project is not a beautiful solution. It is acceptable only because the addition is not visible at all to the public.**
- **Project received preliminary and final approvals.**

ACTION: Romano moved, seconded by Morris and carried by a vote of 5 to 0 (J. Roberts and Willson absent) to grant preliminary/final approval of 08BAR-00000-00102.

**4. 07BAR-00000-00257 Brunet Addition to Residence and Garage Santa Barbara
07LUP-00000-00893 (Brian Banks, Planner) Jurisdiction: Goleta**

Request of Monica Vandeventer, agent for the owner, Brunet Family Trust, to consider Case No. 07BAR-00000-00257 for **revised final to move prior approved first floor residence addition of approximately 900 square feet and an addition to the garage of approximately 450 square feet 5 feet towards the west.** The following structures currently exist on the parcel: residence of approximately 2,063 square feet and attached garage of approximately 491 square feet. The proposed project will require approximately 100 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 0.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 059-260-010, located at **936 Camino Del Retiro** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/16/07, 2/15/07, 3/28/08 & 5/09/08)

COMMENTS:

- **Revision is an improvement.**
- **Project received revised final approval.**

ACTION: Rivera moved, seconded by Morris and carried by a vote of 5 to 0 (J. Roberts and Willson absent) to grant revised final approval of 07BAR-00000-00257.

Site Visit

**5. 08BAR-00000-00160 Peeleman New Residence Carpinteria
08CDP-00000-00134 (Seth Shank, Planner) Jurisdiction:Ridgeline - Rural**

Request of Jason Grant, agent for the owners, Ron and Linda Peeleman, to consider Case No. 08BAR-00000-00160 for **a site visit of a new residence of approximately 3,025 square feet and attached garage of approximately 649 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.8 acre parcel zoned 3-R-1 and shown as Assessor's Parcel Number 001-160-007, -008, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 8/22/08)

Project received a site visit only; further conceptual review is noted later in the agenda.

**6. 08BAR-00000-00218 Exxon Mobil New Healy Clean Air Separator with Enclosure Santa Barbara
08LUP-00000-00529 (Brian Banks, Planner) Jurisdiction: Goleta**

Request of Alanna Isaac, agent for the owner, Exxon Mobil, Marie Sistos, to consider Case No. 08BAR-00000-00218 for **conceptual review of new Healy Clean Air Separator with enclosure, concrete pad and associated Phase II EVR upgrades of approximately 49 square feet.** The following structures currently exist on the parcel: a gas station. The proposed project will not require grading. The property is a .40 acre parcel zoned CN and shown as Assessor's Parcel Number 049-080-003, located at **2299 Las Positas** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Eliminate planter to north of the enclosure and resite enclosure to align better with the existing window on garage.**
- Put all planting in the now larger planter to the south of the enclosure; use a minimum of three *Raphiolepis indica* to soften as well as vines to cover the wall.**
- Use slump stone, consistent with that found on site for walls of enclosure.**
- Return for preliminary/final reviews before the full board.**

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

7. 07BAR-00000-00108 Levin Exterior Alteration Toro Canyon/Carpinteria
07CDH-00000-00017 (Eric Gage, Planner) Jurisdiction: Coastal

Request of Shubin and Donaldson architect for the owner, Claire Levine, to consider Case No. 07BAR-00000-00108 for **revised final approval for exterior color change to an exterior façade alteration**. The following structures currently exist on the parcel: a residence of approximately 2,737 square feet, garage of approximately 547 square feet and guest house of approximately 646 square feet. The proposed project will not require grading. The property is a 1.17 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-420-027, located at **3595 Padaro Lane** in the Toro Canyon/Carpinteria area, First Supervisorial District. (Continued from 6/08/07 & 11/16/07)

ACTION: Romano moved, seconded by Gray and carried by a vote of 4 to 0 (J. Roberts and Willson absent, Rivera steps down) to grant revised final approval of 07BAR-00000-00108. No further comments were made by the Board of Architectural Review members present for this project.

8. 08BAR-00000-00066 Esparza Residence Addition Santa Barbara
08LUP-00000-00533 (Lisa Martin, Planner) Jurisdiction: Goleta

Request of Eduardo Esparza, agent for the owner, Manuel Esparza, to consider Case No. 08BAR-00000-00066 for **further conceptual review of a second story residence addition of approximately 450 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,500 square feet with attached garage of approximately 400 square feet. The proposed project will not require grading. The property is a 6,000 square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-164-011, located at **666 Andy Lane** in the Santa Barbara area, Second Supervisorial District. (Continued 5/23/08)

COMMENTS:

- a. **The proposed project is not contextual to the neighborhood in respect to size, bulk, scale and design.**
- b. **Existing house is overbuilt and site is already maxed out.**
- c. **Proposed addition looks appended to the house with no architectural integration into the existing home. Can't support addition as proposed.**
- d. **Reexamine program. Consider an interior remodel instead of an addition.**
- e. **Need to look at the project as an architectural solution to resolve the existing house design, which was adversely affected when the first, now existing, addition was constructed. Were the existing front elevation of the house improved from its current state, addition may be acceptable.**

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

9. 07BAR-00000-00203 St. George Duplex Isla Vista
07CDH-00000-00023/08MOD-00000-00005 (Jim Heaton, Planner) Jurisdiction: Ocean

Request of Eric Swensumson, agent for the owner, Ed St. George, to consider Case No. 07BAR-00000-00203 for **preliminary/final approval of a new two-story duplex of approximately 3,195 square feet**. The following structure currently exists on the parcel: a residence of approximately 714 square feet (to be demolished). The proposed project will not require grading. The property is a 0.2 acre parcel zoned SR-M-18 and shown as Assessor's Parcel Number 075-212-016, located at **6560 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 9/07/07, 11/30/07, 2/01/08, 6/06/08, 8/08/08 & 9/05/08)

- a. **SBAR is unsupportive of the proposed color choices: must be toned down. White trim does not work.**
- b. **Consider body color when reconsidering color of roof.**
- c. **Front elevation at entry still not resolved; restudy proportions of windows and restudy roof. Design of stairs under the archway is important.**
- d. **Stone at patio walls and in surround is not compatible with the building. Substitute with wood or plaster. Consider adding a relief on the surround.**
- e. **Shield lamps in exterior light fixtures.**
- f. **Return for preliminary/final review before the full board.**

ACTION: Morris moved, seconded by Gray and carried by a vote of 4 to 0 (J. Roberts and Willson absent, Rivera steps down) to continue 07BAR-00000-00203 for further preliminary/final approval.

**10. 07BAR-00000-00216 St. Denis Single Family Dwelling Addition Hope Ranch
07LUP-00000-00567 (Seth Shank, Planner) Jurisdiction: Ridgeline - Urban**

Request of Michael Holliday, agent for the owners, Gary and Joane St. Denis, to consider Case No. 07BAR-00000-00216 for **further conceptual review of first floor addition of approximately 700 square feet and the conversion of an existing carport of approximately 700 square feet to habitable space.** The following structures currently exist on the parcel: single-story residence of approximately 3,500 square feet with a detached 3-car garage of approximately 900 square feet and porte-cochere of approximately 700 square feet. The proposed project will require approximately 55 cubic yards of cut and approximately 145 cubic yards of fill. The property is a 1.78 acre parcel zoned 2.5-EX-1 and shown as Assessor's Parcel Number 063-023-005, located at **4415 Via Esperanza** in the Hope Ranch area, Second Supervisorial District. (Continued from 10/05/07)

COMMENTS:

- a. **SBAR agenda's project description shall be amended to reflect that conversion of the carport is no longer a part of the proposed project.**
- b. **Great project.**
- c. **Agree with designer and Hope Ranch that the proposed new window off the living room is too busy: simplify fenestration.**
- d. **Strive for as much permeability in the driveway paving as possible: add gravel in joints of decorative paving to match chip seal; eliminate chip seal wherever possible.**
- e. **Try to lower the height of site walls at stairs**
- f. **Return for preliminary review with drawings that show existing windows and with material samples.**

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

Toro Canyon/Summerland/Carpinteria Areas

**11. 08BAR-00000-00160 Peeleman New Residence Carpinteria
08CDP-00000-00134 (Seth Shank, Planner) Jurisdiction: Ridgeline - Rural**

Request of Jason Grant, agent for the owners, Ron and Linda Peeleman, to consider Case No. 08BAR-00000-00160 for **further conceptual review of a new residence of approximately 3,025 square feet and attached garage of approximately 649 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 240 cubic yards of cut and fill. The property is a 2.8 acre parcel zoned 3-R-1 and shown as Assessor's Parcel Number 001-160-007, -008, located at **7225 Gobernador Canyon Road** in the Carpinteria area, First Supervisorial District. (Continued from 8/22/08)

COMMENTS:

- a. **While SBAR appreciates the amount of work that the architect has performed, contextualism, siting, size, bulk, and scale remain at issue.**
- b. **Proposed Spanish Mediterranean style, with wrought iron railings and strong symmetry about the entry, is too formal for this rural setting. Given its formality, the architectural style may not be appropriate for this site but may be appropriate if made less formal. Proposed front yard grading does not reflect the bowl like character of the front portion of the site.**
- c. **The drainage through the property is a major natural element and should influence the siting of the house and the character of the front yard landscape.**
- d. **Currently, main gable of the house is perpendicular to the contours and house appears forced onto the site; house needs to be nestled into the site; rework siting to allow house to follow the contours and to step with the slope.**
- e. **Massing should be pulled in from adjacent oaks.**
- f. **Return for further conceptual review.**

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

12. **07BAR-00000-00006** **Baumgarten Revised Landscaping and Residential Addition** **Toro Canyon**
08LRV-00000-00001 (Eric Gage, Planner) **Jurisdiction: Toro/Ridgeline-Rural**
Request of Jeremy Beachemin, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **revised final approval of landscaping, tree protection and four new skylights to a pre-approved residence demolition and rebuild of approximately 3,866 square feet, garage with workshop of approximately 1,442 square and deck of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed revision will not require grading. The property is a 1.5 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, 7/20/07, 1/04/08, 2/15/08 & 2/29/08)
- COMMENTS:**
- a. **SBAR supports the proposed architectural revisions.**
 - b. **Need to see the locations of proposed oak tree plantings, annotations as to their size at planting and provision of temporary irrigation for plant establishment.**
 - c. **Cluster the oaks and spread the clusters around the lot to achieve a naturalized look.**
- ACTION: Romano moved, seconded by Gray and carried by a vote of 5 to 0 (J. Roberts and Willson absent) to continued 07BAR-00000-00006 for final approval on consent at the meeting of October 24, 2008.**
13. **08BAR-00000-00150** **Green Orange Lillie LLC Restaurant** **Summerland**
(No Assigned Planner) **Jurisdiction: Summerland**
Request of Jennifer Foster, agent and Andy Neumann, architect for the owner, GreenOrange Lillie LLC Restaurant, to consider Case No. 08BAR-00000-00150 for **conceptual review of addition and remodel of approximately 574 square feet to existing commercial building.** The following structures currently exist on the parcel: a main structure of approximately 1,267 square feet and accessory structure of approximately 606 square feet. The proposed project will require approximately 50 cubic yards of cut and fill. The property is a 12,014 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-204-023, located at **2500 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 8/22/08)
- ACTION: Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (J. Roberts and Willson absent) to continue 08BAR-00000-00150 to the meeting of November 14, 2008 at the request of the applicant. See Agenda Status Report.**
14. **07BAR-00000-00149** **Vliet/Grimes New Residence, Garage, Carport** **Toro Canyon**
07LUP-00000-00390 (Jim Heaton, 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)
- ACTION: Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (J. Roberts and Willson absent) to drop 07BAR-00000-00149 from the agenda at the request of the applicant. See Agenda Status Report.**

15. 08BAR-00000-00210 Viniar Farm Hay Barn Toro Canyon
08CDP-00000-00146 (Seth Shank, Planner) Jurisdiction: Toro

Request of Vic Lozzetti, agent for the owners, David and Susan Viniar, to consider Case No. 08BAR-00000-00210 for **conceptual review of a new hay barn accessory structure of approximately 905 square feet**. The following structures currently exist on the parcel: a residence of approximately 12,043 square feet, guest house of approximately 800 square feet, stables of approximately 1,937 square feet, farm employee dwelling of approximately 1,882 square feet, garage of approximately 56 square feet and equipment storage of approximately 641 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 18 cubic yards of fill or will not require grading. The property is a 29.5 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- **SBAR agenda's project description shall be amended to reflect that the project comprises the as built conversion of an approved guesthouse/garage to a guesthouse/office.**
- **Return for preliminary/final approval on consent.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Glen Morris moved, seconded by Martha Gary, and carried by a vote of 5 to 0 (Jeremy Roberts and Steve Willson absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 24, 2008 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:30 P.M.