



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of October 21, 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
Jeremy Roberts	
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Valerie Froscher	
David Villalobos	Hearing Support Supervisor
Anne Almy	Supervising Planner

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:** None.
- III. MINUTES:** Froscher moved, seconded by Yardy and carried by a vote of 5 to 0 to 1 (Roberts abstained, Willson absent) to approve the Minutes of September 16, 2011.
- IV. CONSENT AGENDA:** None.
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** Will Rivera emphasized the need for SBAR members to remain objective in their assessments of proposed projects and encouraged each board member to step down from any project where, for one reason or another, they cannot remain objective in their project review.
- 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. (Continued from 10/07/11)

COMMENTS:

- **House is modest and benign. Insofar as Isla Vista is a redevelopment area with a large youthful population, it offers great opportunities for creativity. SBAR encourages architect and owners to be more creative on this beach front house in Isla Vista where the design emphasis is to create fun and life.**
- **East and west elevations need more interest. Consider breaking the proposed roof plane or line of windows or include a material change etc. to give life to elevations.**
- **Reference project: Herzog and de Meuron's Vitrahaus.**
- **Submit an application for a CDH and return for further conceptual review.**

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

Mission Canyon/Santa Barbara/Hope Ranch Areas

- 2. 11BAR-00000-00156**
Cunnison New Detached Garage and Attached Garage Conversion Mission Canyon
(No Assigned Planner) **Jurisdiction: Mission**
Request of Ted Meeder, architect for the owners, Dan and Robin Cunnison, to consider Case No. 11BAR-00000-00156 for **conceptual review of new detached garage of approximately 592 square feet and conversion of existing attached garage of approximately 457 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,648 square feet and attached garage of approximately 457 square feet. The proposed project will not require grading. The property is a 10,270 square foot parcel zoned 8-R-1 and shown as Assessor's Parcel Number 057-051-003, located at **1030 Crestwood Place** in the Mission Canyon area, First Supervisorial District.

COMMENTS:

- a. **Restudy entry and provide landscaping. Redirect path into home and more directly address new garage.**
- b. **New master bedroom will be very prominent so needs to be well designed. Add tree in front of master bedroom.**
- c. **As redesigned in striations (board and batt above stucco above brick), project emphasizes the horizontal. Redesign still reads as a tract home. Consider changing character of the house to craftsman as presented in owner's computer generated image of a two story design iteration.**
- d. **Consider eliminating brick wainscoting.**
- e. **SBAR appreciates the low profile of the proposed new garage with its gable oriented away from the street.**
- f. **Return with landscaping plan.**
- g. **Submit an application for a LUP and following, return for further conceptual review.**

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

Toro Canyon/Summerland/Carpinteria Areas

3. 11BAR-00000-00158 Clarkson New Detached Two Story Garage Carpinteria
(No Assigned Planner) **Jurisdiction: Coastal**

Request of Mary Andrulaitis, architect for the owners, Ian and Benedicte Clarkson, to consider Case No. 11BAR-00000-00158 for **conceptual review of new detached two story garage of approximately 1,052 square feet**. The following structures currently exist on the parcel: a residence of approximately 2,395 square feet. The proposed project will not require grading. The property is a 1.43 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 004-098-009, located at **551 Sand Point Road** in the Carpinteria area, First Supervisorial District.

COMMENTS:

- a. **SBAR encourages continued cooperative working relationship between applicant and neighbors.**
- b. **SBAR does not protect private views and appreciates the design considerations already made in regard to preserving neighbor's private view over the subject lot.**
- c. **Project is acceptable. The proposed garage is modest in scale and is in character with existing development.**
- d. **Articulate the west elevation.**
- e. **SBAR is not in favor of glass garage doors.**
- a. **Return for preliminary review following ZA approval.**

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

Site Visit

4. 11BAR-00000-00073
GGG Investments, LLC Demolition/Rebuild New Two Story Residence and Carport
Conversion to Garage and New Guest House Atop Pool House/Gym Carpinteria/Toro
11CDH-00000-00024 (Nicole Lieu, Planner) **Jurisdiction: Toro/Coastal**

Request of Ken Mineau, Appleton and Associates, architect for the owner, GGG Investments, LLC, to consider Case No. 11BAR-00000-00073 for a **site visit to view the site of proposed demolition of an existing 3,294 square foot residence, construction of a new 3,818 square foot residence with 738 square foot basement, demolition of an existing 800 square foot carport, construction of a 653 square foot garage with a 341 square foot accessory storage space above, demolition of an existing 1,344 square foot pool cabana, construction of an attached 485 square foot pool cabana and attached 1,017 gym accessory structure with 723 square foot guesthouse above, demolition and reconstruction of a pool, construction of a 532 new trellis, entry gates, and landscaping**. The following structures currently exist on the parcel: a residence of approximately 3,294 square feet, carport/storage of approximately 1,032 square feet and pool house of approximately 700 square feet and gym of approximately 644 square feet. The project would require approximately 2,000 cubic yards of cut and 500 cubic yards of fill. The property is a 1.70 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-0455, located at **3389 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District.

(Continued from 6/03/11)

Project received a site visit only, no action was taken. Review notes stated later in the minutes.

Site Visit

5. 11BAR-00000-00140 Convis Second Story Residence Addition Hope Ranch
11LUP-00000-00390 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**

Request of Mark Wienke, architect for the owners, Gary and Deb Convis, to consider Case No. 11BAR-00000-00140 for a **site visit of a second story residence addition of approximately 797 square feet**. The following structures currently exist on the parcel: a residence of

approximately 2,051 square feet and guest house of approximately 624 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-014, located at **940 Canon Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/16/11)

Project received a site visit only, no action was taken. Review notes stated later in the minutes

6. **11BAR-00000-00140 Convis Second Story Residence Addition Hope Ranch**
11LUP-00000-00390 (Kimberley McCarthy, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Mark Wienke, architect for the owners, Gary and Deb Convis, to consider Case No. 11BAR-00000-00140 for **further conceptual review/preliminary approval of a second story residence addition of approximately 797 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,051 square feet and guest house of approximately 624 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-014, located at **940 Canon Road** in the Hope Ranch area, Second Supervisorial District. (Continued from 9/16/11)P

COMMENTS:

- a. **Existing irrigation is threatening the existing oaks on site. Need to protect the oaks to ensure they survive and continue to screen the new addition. Return with a landscape and irrigation plan.**
- b. **Restudy dimensions of the chimney.**
- c. **Consider replacing oak to be removed with new oaks in and around the location where the existing oak will be lost.**
- d. **Carry shingle siding all the way around the house.**
- e. **Project is an improvement to the existing condition.**
- f. **Project received preliminary approval with the requirement to remove columns from the rear elevation.**

ACTION: Rivera moved, seconded by Yardy and carried by a vote of 6 to 0 (Goodkind absent) to grant preliminary approval of 11BAR-00000-00140. Applicant to return for final approval full board.

7. **11BAR-00000-00073**
GGG Investments, LLC Demolition/Rebuild New Two Story Residence and Carport Conversion to Garage and New Guest House Atop Pool House/Gym Carpinteria/Toro
11CDH-00000-00024 (Nicole Lieu, Planner) **Jurisdiction: Toro/Coastal**
Request of Ken Mineau, Appleton and Associates, architect for the owner, GGG Investments, LLC, to consider Case No. 11BAR-00000-00073 for **further conceptual review of demolition of an existing 3,294 square foot residence, construction of a new 3,818 square foot residence with 738 square foot basement, demolition of an existing 800 square foot carport, construction of a 653 square foot garage with a 341 square foot accessory storage space above, demolition of an existing 1,344 square foot pool cabana, construction of an attached 485 square foot pool cabana and attached 1,017 gym accessory structure with 723 square foot guesthouse above, demolition and reconstruction of a pool, construction of a 532 new trellis, entry gates, and landscaping.** The following structures currently exist on the parcel: a residence of approximately 3,294 square feet, carport/storage of approximately 1,032 square feet and pool house of approximately 700 square feet and gym of approximately 644 square feet. The project would require approximately 2,000 cubic yards of cut and 500 cubic yards of fill. The property is a 1.70 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-400-0455, located at **3389 Padaro Lane** in the Carpinteria/Toro Canyon area, First Supervisorial District. (Continued from 6/03/11)

COMMENTS:

- a. **Appreciate reuse of the existing footprints of structures to be removed and replaced.**
- b. **Strongly encourage reuse of the existing materials on the existing house.**
- c. **Restudy low pitched roof at second story to ensure it looks more like a porch that has been enclosed. Consider allowing main gable to read through rather than creating a break in the roof plane.**
- d. **Wrap around porch is a nice feature as it pulls in the second story mass.**
- e. **Restudy organization of windows on the south elevation.**
- a. **Reconsider use of *Nandina domestica*.**

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

**8. 11BAR-00000-00159
2745 BV LLC Demolition and Proposed New Residence and Garage Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**

Request of Chris Keller, agent and Marmo-Radziner and Associates, architect for the owner, Howard Avery Trustee, 2745 BV LLC, to consider Case No. 11BAR-00000-00159 for **conceptual review of a demolition and proposed new residence of approximately 2,406 square feet and new garage of approximately 715 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,872 square feet and garage of approximately 218 square feet. The proposed project will require approximately 675 cubic yards of cut and approximately 84 cubic yards of fill. The property is a 3.37 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-040 located at **2745 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Project is very sensitive and responsive to the site. Very nice project, well thought out.**
- b. **Architecture is appropriate and in strong relation to the site.**
- c. **Street facing elevation is very simple. Consider wrapping that simplicity around to the south elevation.**
- d. **Reconsider angled fenestration.**
- e. **Return for further conceptual/preliminary reviews following a site visit. Project should be minimally stypoled to indicate key corners.**

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

**9. 11BAR-00000-00160
2755 BV LLC Demolition and Rebuild of New Residence, Cabana, Guesthouse and Workshop Toro Canyon**
(No Assigned Planner) **Jurisdiction: Toro**

Request of Chris Keller, agent, Marmol-Radziner and Associates, architect for the owner, Howard Avery Trustee for 2755 BV LLC, to consider Case No. 11BAR-00000-00160 for **conceptual review of a demolition and rebuild of a new residence of approximately 7,430 square feet, cabana of approximately 269 square feet, guest house of approximately 800 square feet and new workshop of approximately 800 square feet.** The following structures currently exist on the parcel: a residence of approximately 4,825 square feet and guesthouse of approximately 2,156 square feet. The proposed project will require approximately 954 cubic yards of cut and approximately 138 cubic yards of fill. The property is a 2.98 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-030-030, located at **2755 Bella Vista Drive** in the Toro Canyon area, First Supervisorial District.

COMMENTS:

- a. **Project is very sensitive and responsive to the site. Very nice project, well thought out.**
- b. **Architecture is appropriate and in strong relation to the site.**
- c. **Avoid fire pit.**

- d. Given winds, roofs will need to be solidly engineered to avoid oscillation and associated noise.**
- e. Restudy sports court to buffer noise from the neighbor.**
- f. Return for further conceptual/preliminary reviews following a site visit. Project should be minimally storypoled indicting key corners and tower.**

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

There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Steve Willson, and carried by a vote of 6 to 0 (Lane Goodkind absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 4, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:28 P.M.