



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of November 4, 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 9:26 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	
Steve Willson	
Jeff Yardy	
Lane Goodkind	
Valerie Froscher	
Anne Almy	Supervising Planner
David Villalobos	SBAR Secretary

COMMITTEE MEMBERS ABSENT:

Martha Gray	Vice-Chair
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NUMBER OF INTERESTED PERSONS: Approximately 5

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT: Froscher moved, seconded by Willson and carried by a vote of 5 to 0 (Gray and Roberts) to:

- Drop Item 2 11BAR-00000-00141 (Kalp Garage Addition) from the Standard Agenda at the request of the applicant.

III. MINUTES: Willson moved, seconded by Froscher and carried by a vote of 5 to 0 (Gray, Roberts absent) to approve the Minutes of October 21, 2011, as amended.

IV. CONSENT AGENDA: None.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Chair Will Rivera emphasized the need for SBAR members to attend regularly and to be on time to meetings.

VI. STAFF UPDATE: None.

V. STANDARD AGENDA:

Isla Vista/Goleta

1. **11BAR-00000-00088 JP Morgan Chase Bank Commercial Improvement Isla Vista**

11CDP-00000-00036 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of George Garcia, Garcia Architecture Design, architect for the owner, JP Morgan Chase Bank, to consider Case No. 11BAR-00000-00088 for **conceptual review of commercial retail tenant improvement of approximately 1,713 square feet**. The following structure currently exists on the parcel: a commercial retail space of approximately 1,713 square feet. The proposed project will not require grading. The property is a 13,940 square foot parcel zoned C-2 and shown as Assessor's Parcel Number 075-114-009, located at **901 Embarcadero del Norte** in the Isla Vista area, Third Supervisorial District. (Continued from 7/1/11, 8/12/11 & 8/26/11)

COMMENTS:

- a. **Good attempt to step away from corporate identity. However, need to push the design; still too careful; be bold. Great opportunity for Chase to embrace Isla Vista and its culture and provide a strong design direction at a key corner of the downtown area. SBAR is pushing for creativity. The less the corporate identity is revealed, the more successful the building.**
- b. **May be a practical problem with soffit ledge (birds, dirt etc.); reconsider. Additionally, retaining soffit makes it look like an applied fix of a renovation. Perhaps push soffit to be an artistic element. Consider unique entry doors. Reference: Ned Kahn environmental artist.**
- c. **Look to legacy of avant guard architecture in Southern California. Starting with the use of sustainable IPE tower and cementitious board, create a complete statement not just a veneer. Need more expression of forms.**
- d. **OK for the renovated portion of the structure to not relate to the as yet to be renovated portions of the building.**
- e. **Signage needs to be toned down and/or downsized.**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review. Gray and Roberts absent for review of this item.

2. **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 **preliminary/final approval 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. (Continued from 10/07/11)

ACTION: Froscher moved, seconded by Willson and carried by a vote of 5 to 0 (Roberts, Gray absent) to drop 11BAR-00000-00141 from the Standard Agenda, at the request of the applicant. See Agenda Status Report.

3. **11BAR-00000-00166 Badilla Garage Conversion, Residence Addition and Accessory Structure Santa Barbara**

(No Assigned Planner) **Jurisdiction: Goleta**

Request of Eduardo R. Esparza, agent for the owner, Roberto Badilla, to consider Case No. 11BAR-00000-00166 for **conceptual review of a garage conversion of approximately 462 square feet, residence addition of approximately 147 square feet and accessory structure of approximately 180 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,224 square feet and garage of approximately 462 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 065-131-002, located at **5092 Del Monaco Drive** in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

Public speaker: Robert Underwood

- **Paving whole front yard is unacceptable. Would not support project as presented. Would rather see perpetuation of existing street presence, i.e., reconversion of converted garage back to useable garage. Add square footage elsewhere.**
- **Map existing trees on plan and retain as many as possible.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review. Gray absent for review of this item.

**4. 11BAR-00000-00167 Winn New Garage Mission Canyon
11LUP-00000-00392 (Brian Banks, Planner) Jurisdiction: Mission**

Request of Mark Shellnut, architect for the owners, Alastair and Ann Winn, to consider Case No. 11BAR-00000-00167 for **conceptual review of a new garage of approximately 420 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,600 square feet, cabana of approximately 360 square feet, and carport of approximately 200 square feet. The proposed project does not require grading. The property is a 0.9 acre parcel zoned R-1 and shown as Assessor's Parcel Number 023-261-024, located at **715 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District.

COMMENT:

- **Nice project.**

Project received conceptual review only, no action was taken. Applicant may return for preliminary/final approval. Gray absent for review of this item.

**5. 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 86-room hotel of approximately 38,388 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, 2/19/10, 8/26/11 & 10/07/11)

COMMENTS:

- Vastly different project. Still big but now really starts to feel like a village with more human scale elements breaking up mass, bulk and scale to great effect.**
- SBAR commends team for working very hard to improve the design. If this structure is well executed, it will set the bar high for redevelopment of the upper State Street area.**
- Façade is well broken up. Reinforce individual character of building elements. E.g., do not use consistent stone ribbon at base; make base of structure and rooflines more specific to the individual elements of the building.**
- First (most northerly) interior courtyard appears useable. Second interior courtyard seems more like a corridor; consider eliminating room 9 to give the pool more useable area and to open the interior courtyard.**
- Appreciate provision of area for temporary parking for guest registration.**

- f. Regarding landscaping, still thin. Need more plant materials to address size of building.**
- g. Landscaping needs to reinforce individual character of architecture.**
- h. Plantings need to work at five years growth as well as at maturity. Show illustrations for both scenarios.**
- i. Planting is so critical that engineering has to change as necessary to accommodate the planting, not visa versa.**
- j. Return to SBAR one more time before proceeding to the PC. Improve graphics to present the project**

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual. Gray absent for review of this item.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Will Rivera moved, seconded by Valerie Froscher, and carried by a vote of 6 to 0 (Martha Gray absent) that the meeting was adjourned until 9:00 A.M. on Friday, November 18, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:45 A.M.