



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of November 18, 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	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Martha Gray

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENT:** None.
- II. AGENDA STATUS REPORT:** Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Gray and Yardy absent) to continue:
Item #1 11BAR-00000-00180 Burke/Cook New Residence to the meeting of December 2, 2011 at the request of Planning and Development.
- III. MINUTES:** Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Gray and Yardy absent) to approve the Minutes of November 4, 2011.
- IV. CONSENT AGENDA:** None.
- V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.
- VI. STAFF UPDATE:** None.

VII. STANDARD AGENDA:

Mission Canyon/Santa Barbara/Hope Ranch Areas

1. 11BAR-00000-00180 Burke/Cook New Residence Mission Canyon

08LUP-00000-00132 (No Assigned Planner) **Jurisdiction: Mission**

Request of David Burke, architect, owner, and Paul Cook, owner, to consider Case No. 11BAR-00000-00180 (previously known as 08BAR-00000-000680) for **final approval of anew residence of approximately 1,797 square feet**. No structures currently exist on the parcel. The proposed project will not require grading. The property is a 8,932 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-031-012, located at **1453 Orange Grove** in the Mission Canyon area, First Supervisorial District. (Continued from 8/19/05 and site visit 10/14/05, 2/24/06, 3/31/06, 5/19/06, 6/02/06,7/14/06, 10/06/06, 10/27/06 & 12/08/06,, 4/25/08, 8/08/08 & 8/22/08)

ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Gray and Yardy absent) to continue 11BAR-00000-00180 to the meeting December 2, 2011 at the request of Planning and Development. See Agenda Status Report.

2. 11BAR-00000-00124 Robbins/Kaplan Jesusita Fire Rebuild Mission Canyon

09JES-00000-00086 (Kimberly McCarthy, Case Manager) **Jurisdiction: Ridgeline-Urban**

Request of Joaquin Ornelas, agent for the owners, Brian Robbins and Linda Kaplan, to consider Case No. 11BAR-00000-00124 for **preliminary approval of new two-story residence of approximately 3,032 square feet with a veranda of approximately 342 square feet and a detached garage of approximately 525 square feet**. The existing structures (residence of approximately 1,641 square feet and garage of approximately 484 square feet) were destroyed in the Jesusita Fire. The proposed project will require approximately 50 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 1.14 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-300-020, located at **1108 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/12/11 & 9/16/11)

COMMENTS:

- a. **Appreciate that owner listened to SBAR comments and revised design. Design is now acceptable.**
- b. **Prefer four post solution to trellis area; center trellis over doors. If only two posts are desired, make space shorter and oversize the columns.**
- c. **Buffalo grass is challenging to grow from seed. Otherwise landscape plan looks acceptable. Like incorporation of rocks into the landscape plan.**
- d. **Exterior light needs to have opaque glass and bulb shielding. Add cut sheet of landscape lighting to plans.**

ACTION: Froscher moved, seconded by Roberts and carried by a vote of 6 to 0 (Gray absent) to grant preliminary approval of 11BAR-00000-00124.

3. 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 **preliminary/final approval 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 & 10/07/11)

COMMENT AND CONDITON:

- **Applicant's fabricated solution to shielding exterior light is acceptable.**
- **Project received preliminary and final approvals with the condition that five additional one gallon can oaks be installed around manure container area.**

ACTION: Goodkind moved, seconded by Roberts and carried by a vote of 6 to 0 (Gray absent) to grant preliminary and final approval of 11BAR-00000-00032.

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 **preliminary/final approval 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. (Continued from 11/04/11)

ACTION: Rivera moved, seconded by Froscher and carried by a vote of 6 to 0 (Gray absent) to grant preliminary and final approval of 11BAR-00000-00167.

Toro Canyon/Summerland/Carpinteria Areas

Site Visit

5. 11BAR-00000-00148 Joseph New Residence, Conservatory, Cabana, Pool, Tennis Court Toro Canyon
11LUP-00000-00416 (Nicole Lieu, 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 a **site visit 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. (Continued from 10/07/11)

Project received a site visit at this time, no action was taken.
See review notes below as Item #7.

6. 11BAR-00000-00179 Diskant Residence Addition Toro Canyon
11CDH-00000-00046 (Brian Banks, Planner) **Jurisdiction: Toro**

Request of Tom Jacobs, architect for the owners, George and Katie Diskant, to consider Case No. 11BAR-00000-00179 for **conceptual review of residence addition of approximately 317 square feet.** The following structures currently exist on the parcel: a residence of approximately 3,647 square feet, detached garage of approximately 749 square feet and recreation room of approximately 400 square feet above garage. The proposed project will not require grading. The property is a .41 acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-410-022, located at **3521 Padaro Lane** in the Carpinteria area, First Supervisorial District.

COMMENT:

- **Nice project.**

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

7. **11BAR-00000-00148**
Joseph New Residence, Conservatory, Cabana, Pool, Tennis Court **Toro Canyon**
11LUP-00000-00416 (Nicole Lieu, 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 **further 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. (Continued from 10/07/11)

COMMENTS:

- a. **South elevation is highly successful.**
- b. **SBAR expressed some concern about the formality of the Grecian entry and the dome which neither fit the rest of the architecture nor feel residential: restudy.**
- c. **While it is a beautiful piece of architecture, may be too palatial for its setting.**
- d. **Will need to use dark earthtone colors given the prominence of the site.**
- e. **SBAR supports retaining existing pine trees if acceptable to the Fire Department; the proposed two story section of the structure is well screened by these tall and dense trees to the benefit of the project. If pines are removed, there must be replacement plantings to provide screening.**
- f. **Some concern about the alignment of the proposed tennis court; consider shifting back away from south property line (edge of cliff).**
- g. **Consider adding clusters of oaks south of the house to provide a foreground element and to frame views.**

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

8. **11BAR-00000-00171** **Carpinteria-Summerland Fire Protection District**
Proposed Summerland Public Safety Center **Summerland**
10DVP-00000-00017, 10CUP-00000-00009 (J. Ritterbeck, Planner) **Jurisdiction: DVP**
11DET-00000-00001

Request of KBZ Architects Inc, Donald Ziemer, architect for the owner, Carpinteria-Summerland Fire Protection District, to consider Case No. 11BAR-00000-00171 for **conceptual review of a public safety center of approximately 8,545 square feet.** The following structures currently exist on the parcel: a commercial office structure of approximately 1,613 square feet. The proposed project will require approximately 1,900 cubic yards of cut and approximately 100 cubic yards of fill. The property is a 10,995 square foot parcel zoned C-1 and shown as Assessor's Parcel Number 005-194-001, located at **2450 Lillie Avenue** in the Summerland area, First Supervisorial District.

COMMENTS:

- a. **In general, the SBAR likes the aesthetic and materiality of the project, however the project appears too large for its context. Return with a streetscape elevation showing how this building fits into its context. Will ultimately need story poles and a site visit.**
- b. **Summerland has a pedestrian scale character. Need to break scale of building down; need human scale elements. Retaining walls and stair on south elevation create barriers to pedestrian experience; restudy.**
- c. **Concern about the clock tower being out of scale and out of place: too municipal for the character of Summerland.**

- d. Needs to be a charming fire house; does not feel in character with Summerland. Would rather see design emphasis on the fire house (i.e. big doors and fire trucks). Develop design, downplay corner presence and simplify.**
- e. Strongly suggest bringing project before the Summerland Community Association.**
- f. Mass, bulk and scale is reflection of there being too much program on the site.**

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

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 (Martha Gray absent) that the meeting was adjourned until 9:00 A.M. on Friday, December 2, 2011 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:00 P.M.