



COUNTY OF SANTA BARBARA

SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of December 16, 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: Will Rivera

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

- II. AGENDA STATUS REPORT:** Roberts moved, seconded Gray and carried by a vote of 5 to 0 (Rivera and Froscher absent) to:
- Continue Item # 1 11BAR-00000-00196 Neushel Residence Addition/Alteration to the meeting of January 6, 2012 at the request of the applicant.
 - Continue Item #6 11BAR-00000-00191 Verano Del Mar Wall, Entry, Landscaping Parking, Trash Enclosure at the request of the applicant.

III. MINUTES: Willson moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Froscher absent) to approve the Minutes of December 2, 2011.

IV. CONSENT AGENDA:

- C-1. 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 **final approval on consent 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. (Continued from 10/15/10 & 2/18/11 & 3/18/11 & 7/15/11 & 12/02/12)

ACTION: Roberts moved, seconded by Goodkind and carried by vote of 5 to 0 (Rivera and Froscher absent) to grant final approval of 10BAR-0000-00145.

V. **SBAR MEMBERS INFORMATIONAL BRIEFINGS:** None.

VI. **STAFF UPDATE:** None.

VII. **STANDARD AGENDA:**

Isla Vista/Goleta

1. **11BAR-00000-00196 Neushel Residence Addition/Alteration** **Santa Barbara**

(No Assigned Planner)

Jurisdiction: Goleta

Request of Mark Rowland, architect for the owners, Stephen and Suzanne Neushul, to consider Case No. 11BAR-00000-00196 for **conceptual review of residence addition/alteration of approximately 3,381 square feet**. The following structures currently exist on the parcel: a residence of approximately 3,068 square feet. The proposed project will require approximately 304 cubic yards of cut and no fill. The property is a 0.73 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-201-003, located at **1195 Camino Manadero** in the Santa Barbara area, Second Supervisorial District.

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Froscher absent) to continue 11BAR-00000-00196 to the meeting of January 6, 2012 at the request of the applicant. See Agenda Status Report.

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 & 11/04/11)

COMMENTS:

- **Project received preliminary approval with the condition to tone down the color of the house.**
- **Return for final on consent with architectural details, a landscape plan, materials and color board and specifications on lighting fixtures.**

ACTION: Willson moved, seconded by Roberts and carried by a vote of 5 to 0 (Rivera and Froscher absent) to grant preliminary approval of 11BAR-00000-00141. Applicant to return for final approval on consent.

3. **11BAR-00000-00188 Loman Residence Addition, Detached Garage and Trellis** **Santa Barbara**

11LUP-00000-00446 (Kimberley McCarthy, Planner)

Jurisdiction: Goleta

Request of Curt Moniot, agent for the owner, Ken Loman, to consider Case No. 11BAR-00000-00188 for **preliminary approval of a residence addition of approximately 58 square feet, new detached garage of approximately 435 square feet and patio/trellis of approximately 231.5 square feet**. The following structures currently exist on the parcel: a residence of approximately 1,233 square feet and attached garage of approximately 360 square feet. The proposed project will not require grading. The property is a 6,150 (net) square foot parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-172-006, located at **685 San Ramon** in the Santa Barbara area, Second Supervisorial District. (Continued from 12/02/11)

COMMENTS:

- **Need a tall landscape element along north property line.**
- **Add one broad leaf canopy tree to front yard to complement existing palms.**
- **Project received preliminary approval with the above comments.**
- **Return for final on consent with architectural details, color and materials board, a landscape plan and specifications on lighting fixtures.**

ACTION: Roberts moved, seconded by Goodkind and carried by a vote of 5 to 0 (Rivera and Froscher absent) to grant preliminary approval of 11BAR-00000-00188. Applicant to return for final approval on consent.

Mission Canyon/Santa Barbara/Hope Ranch Areas

4. **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 and 9/16/11)

Project was continued without a review. Applicant was not present.

5. **11BAR-00000-00072 Milovich New Residence (Jesusita Fire Rebuild) Mission Canyon**
09JES -00000-00052 (Kimberley McCarthy, Planner) **Jurisdiction: Mission**

Request of John Beauchamp, architect for the owner, Steve Milovich, to consider Case No. 11BAR-00000-00072 for **preliminary/final approval of new residence (Jesusita Fire Project) of approximately 3,230 square feet.** The following structures currently exist on the parcel: original residence was approximately 3,088 square feet. The proposed project will require approximately 25 cubic yards of cut and no fill. The property is a 8.9 acre parcel zoned AG-I-4 and shown as Assessor's Parcel Number 023-310-010, located at **2931 Holly Road** in the Mission Canyon area, First Supervisorial District. (Continued from 6/03/11 & 6/17/11)

ACTION: Roberts moved, seconded by Willson and carried by a vote of 5 to 0 (Rivera absent, Goodkind steps down) to grant preliminary and final approval of 11BAR-00000-00072.

Toro Canyon/Summerland/Carpinteria Areas

6. **11BAR-00000-00191 Verano Del Mar Wall, Entry, Landscaping, Parking, Trash Enclosure Summerland**
11VAR-00000-00003, 11CDP-00000-00071 (Allen Bell, Planner) **Jurisdiction: Summerland**
Minor Conditional Use Permit, CPD and LUP for Retaining Wall (Case Numbers Pending)

Request of Elizabeth Sorgman, architect for the owner, Verano Del Mar, to consider Case No. 11BAR-00000-00191 for **conceptual review of a new retaining wall of approximately 80 linear feet and up to approximately 8 feet in height within the front setback of Herdinge Street; new stair landing within the front setback of Herdinge Street; new trash enclosure of approximately 125 square feet within the front setback of Herdinge Street; new stairs, paving at entry and new walkways and ramps; new parking lot configuration; and new landscaping.** (The project also includes interior alterations that do not require approval by SBAR.) The following structures exist and/or are approved on the parcel: two-story structure with basement of approximately 7,122 square feet, elevator building (under construction) of approximately 83 square feet, water tower of approximately 87 square feet, and storage building of approximately 325 square feet. (Statistics are gross floor area.) The

proposed project will require approximately 225 cubic yards of cut and approximately 50 cubic yards of fill. The property is a 22,216 square-foot parcel zoned Limited Commercial (C-1) and shown as Assessor's Parcel Number 005-173-001, located at **108 Pierpont** in the Summerland area, First Supervisorial District.

ACTION: Roberts moved, seconded by Gray and carried by a vote of 5 to 0 (Rivera and Froscher absent) to continue 11BAR-00000-00191 at the request of the applicant. See Agenda Status Report.

7. 11BAR-00000-00197 Knee Demolition and New Residence Carpinteria
(No Assigned Planner) **Jurisdiction: Coastal**

Request of On Design, Justin Van Mullem, architect for the owners, Kevin and Joan Knee, to consider Case No. 11BAR-00000-00197 for a demolition of existing residence and **conceptual review of a new residence of approximately 5,186 square feet..** The following structures currently exist on the parcel: a residence of approximately 2,421 square feet and detached garage of approximately 437 square feet. The proposed project will require approximately 250 cubic yards of cut and no fill. The property is a 12,196 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.

COMMENTS:

- a. **Project constitutes a lot of square footage; return with data on the size of the habitable areas of neighboring homes.**
- b. **Will need a site visit with story poles of front and beach sides of the house as well as of the architectural element (center, four corners and ridge).**
- c. **Nice materials except for the mahogany which needs to be sustainably harvested or eliminated from project.**
- d. **Architectural element seems to pop out; need to nestle into the house.**
- e. **Study handrail connection from architectural element to roof deck.**
- f. **Consider eliminating turret at front elevation as it is out of context.**
- g. **Restudy chimneys to eliminate cantilevered look. Consider making them completely out of stone and restudy proportions.**
- h. **Restudy stone clad columns.**
- i. **Return with photos of the cypress. Know that large size Cypress can have a low survival rate. Add smaller trees that may survive in the long run. Study how to create a planting environment in which the trees will live.**
- a. **Return for further conceptual review.**

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 Jeremy Roberts moved, seconded by Steve Willson, and carried by a vote of 6 to 0 (Will Rivera absent) that the meeting was adjourned until 9:00 A.M. on Friday, January 6, 2012 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 11:00 A.M.